



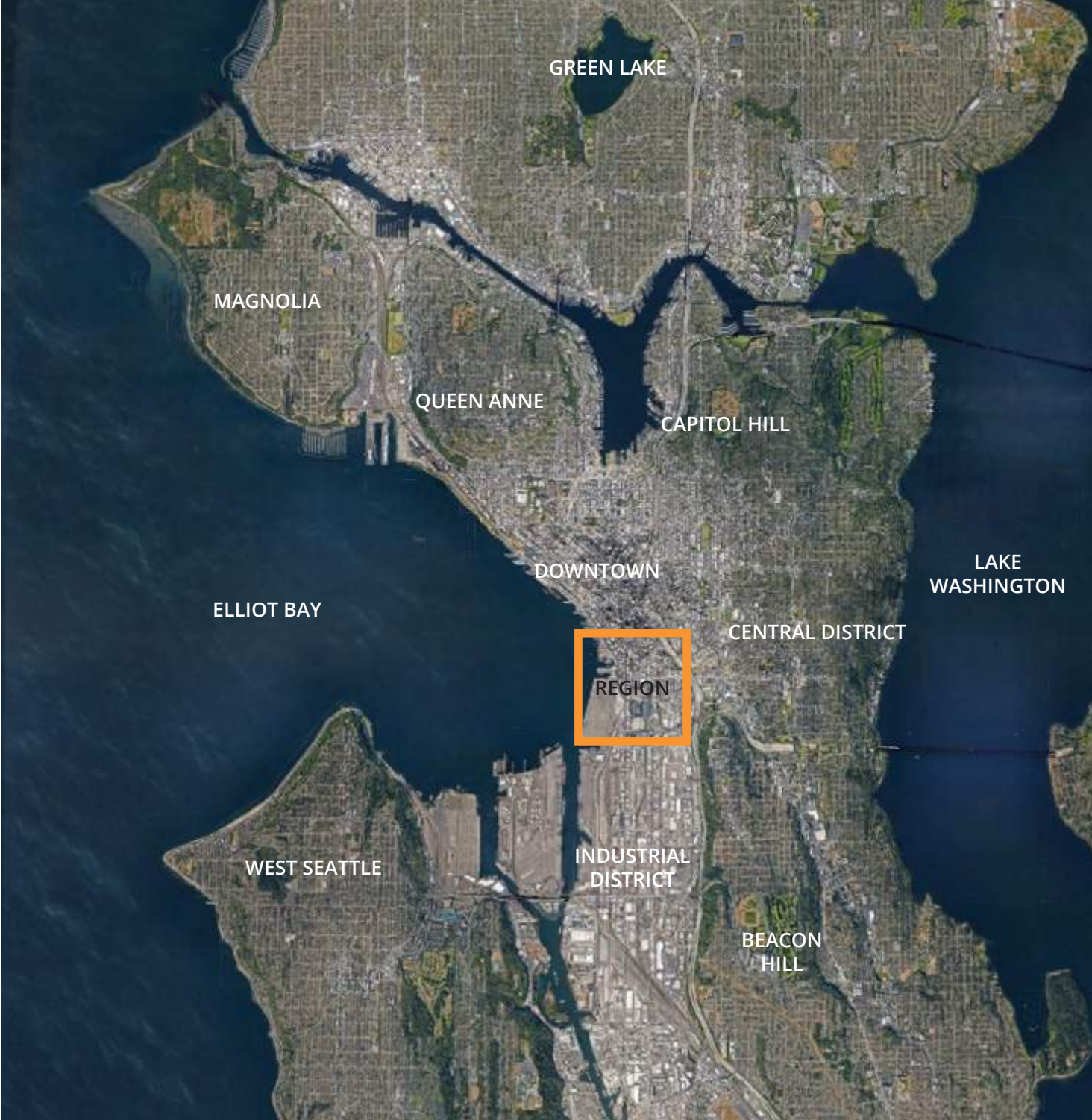
ARC #1 - MAY 29, 2019
ARC #2 - FEBRUARY 12, 2020
BOARD BRIEFING - AUGUST 5, 2020

CLARK
BARNES

GRAND CENTRAL BLOCK

200 S 1ST ST, Seattle, WA 98104

LOCATION



AERIAL VIEW, REGION



AERIAL VIEW, PIONEER SQUARE PRESERVATION DISTRICT BOUNDARY

Topics for Review

ADMINISTRATIVE REVIEW

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FUTURE REVIEW

LIGHTING AND SIGNAGE
MATERIALS AND COLORS
WINDOW UPGRADES

"What We Heard" - ARC #1 & #2

LIKES

- Removal of the ivy
- No longer proposing enclosed retail at alley
- Keeping the fireplace
- Penthouses are minimally visible (single story)
- Limited URM removal / minimizing new openings
- Cast iron storefront columns are being retained
- Seismic bracing is minimally visible
- Maintaining interior exposed masonry
- Continuous louvers for mechanical system
- Preservation design approach for exemption requests
- Most modifications are to non-contributing or later additions
- Removing the gazebo/greenhouse

REQUESTS

- Provide additional information on the new glass storefront areas. What URM is being removed? What is the condition of the URM proposed for removal? Why is the URM being removed?
The sections of URM on the Alley facade are being removed to improve connections between the retail/restaurant tenants and the park. The amount of URM being removed has been significantly reduced. Material is only being removed at 2 locations. Photos indicating location of removal and condition can be found in the ALLEY section.
- Will the arches be preserved wher the masonry is being removed?
Yes. Arches will be preserved and visible.
- Provide additional studies of the entries, including any awnings and canopies.
The design no longer includes canopies. Awnings may be added by individual tenants at a later date, but are not part of the core and shell application. Studies of each primary entry are included in the FACADES section.

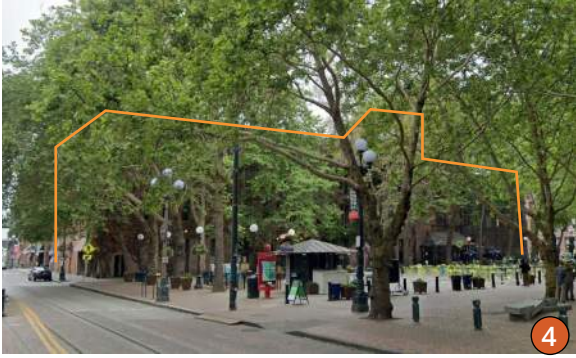
- Provide studies and detailing of the proposed louver locations. Preference is for consistency and transparency. Will awnings be covering the louvers? Identify all louver locations for review.
Awnings may be added by individual tenants at a later date, but are not part of the core and shell application. Louver locations and detailing are shown on the elevations in the FACADES section. Louver locations are used to help identify primary public entries into the building compared to storefronts of individual businesses.
- Provide additional views showing context of the entries.
Additional context black and white renderings will be provided.
- Colors and materials are important. Provide color renderings to help understand what colors and materials will be used.
Final color and material decisions have not been made. Color renderings and color board will be provided when ready.
- Provide additional information on how the storefronts sit within the wall.
Additional information is provided.
- Show the railings in all penthouse views. Provide details of the railings.
The railings are shown in all penthouse views in the PENTHOUSES and FACADES sections. Where possible, the parapet has been used in lieu of railing.
- Provide additional information on where the views for the penthouse renderings are located.
The locations of the renderings are identified on the site plan and on key plans in the FACADES section. Photos showing existing view from the spot the renderings are taken have been added to the rendering sheets in the PENTHOUSES section.
- Penthouse height is set based on the height of the parapet, not the existing roof.
The penthouse height has been revised and dimensioned based on the parapet heights. See sections in the PENTHOUSES section.
- Provide a history of the fire escape.
Refer to the FIRE ESCAPE section.

"What We Heard" - (continued)

- Provide additional information on the windows, including studies of the history, materials, and current condition. Provide product information and details for any proposed replacements.
Window information will be presented at a future meeting. Information will include previous reports and proposed products. Additional study of existing condition requires site access which has been limited by quarantine.
- Provide additional information on any proposed awnings.
Awnings may be added by individual tenants at a later date, but are not part of the core and shell application.
- Provide additional information on the screened penthouse equipment.
The design no longer has a centralized mechanical system. The mechanical equipment will be distributed to reduce visual and structural impact to the building. A mechanical penthouse is not proposed.
- Show the impact that the vestibule will have on the building.
Waiting on Building Permit review comments to determine if the exemption will be required.

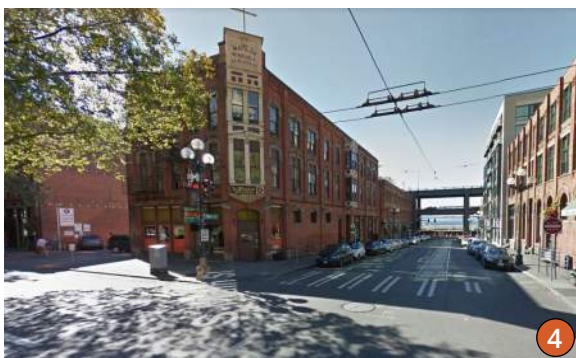
SITE

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CONTEXT

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PROJECT OVERVIEW

PERMIT NUMBERS:	6714121-CN 3035920-LU 410949 (SIP)
OUTLINE OF PROPOSED WORK:	<ul style="list-style-type: none">Substantial alteration/addition of the Buttnick, City Loan, and Grand Central buildings that maintains the existing ground floor retail and restaurant uses with office uses aboveConnect all three buildings to operate as a single building while maintaining their individual historic characterAdd single-story penthouses above the Buttnick and Grand Central buildingsMeet or exceed LEED Gold + requirementsSelectively remove interior elements to accommodate future TI workSelective removal of exterior elements (see elevations on pages 29, 33, 41 & 43)Install new mechanical, electrical, plumbing, and fire protection systemsBuilding upgrades as necessary to comply with substantial alteration requirements, including: seismic upgrades, fire and life safety upgrades, efficient mechanical electrical and plumbing systems, and other energy performance improvements

DESCRIPTION OF WORK :

DEMO	<ul style="list-style-type: none">Remove/relocate all stairs except historic monumental stair (includes removal of exterior stair enclosures at Buttnick and City Loan)Remove existing roofsRemove existing storefronts, windows, doors, and vents (except where noted)Remove existing awningsSelective masonry removal at alleyRemove City Loan greenhouse at alleyRemove biological growth (ivy) from masonry
EGRESS	<ul style="list-style-type: none">New North and South egress stairs
STRUCTURAL / SEISMIC	<ul style="list-style-type: none">Support for enlarged exterior openings at alleySeismic URM retrofit to include strengthening of existing brace frames, new brace frames, shotcrete shear walls, and tie rod braces at penthouse
ELECTRICAL	<ul style="list-style-type: none">New electrical vault and required exhaust

BUILDING INFORMATION:	
ADDRESS	200 1st Ave S , Seattle, WA 98104
PARCEL ID	524780-0380, 524780-0385, 524780-0390
ZONING	Pioneer Square Mixed-100
HISTORIC	Pioneer Square Preservation District Pioneer Square-Skid Road National Historic District Grand Central - National Register Listed Property (Project will pursue National Historic Tax Credits)
LAND AREA	26,633 SF
BUILDING AREA	142,872 SF (w/ proposed additions)
BUILDING HEIGHT	5 Stories, 80'-0" (not a high-rise building)
OCCUPANCY	Ground Floor - Restaurant (A-2), Office (B), Retail (M), Storage (S) Basement and Floors 2-5 - Office (B), Storage (S)
CONSTRUCTION	No change of use Type III-A; Load bearing URM w/ heavy timber structure

MECHANICAL	<ul style="list-style-type: none">New rooftop mechanical equipment and venting locations.
ACCESSIBILITY	<ul style="list-style-type: none">Revisions at entries to complyInternal level modifications at City Loan
EXTERIOR ENVELOPE	<ul style="list-style-type: none">New roof and penthouse will comply with energy codeEnlarged exterior openings at alleyNew energy efficient windows and storefrontsTuck pointing and general repairs of brick as needed for maintenanceIvy will not be replaced
SITE	<ul style="list-style-type: none">Limited work as needed for utilities

HISTORIC CONTEXT

TIME LINE

- 1889 Fire destroys all buildings on the site along with much of what is today Pioneer Square. Seattle passes Ordinance No. 1147 requiring fire resistant for all new construction.
- 1890 The Squire Latimer Building (later known as the Grand Central Hotel) is built on the South end of the site.
- c.1897 Squire Latimer is renovated into the Grand Central Hotel.
- 1903 The Gottstein Building (later known as the City Loan Building) is built on the lot North of Squire Latimer. It incorporates the party wall of the Kenyon Hotel (demolished around this time) to the North.

- 1909 The Brunswick-Balke-Collender Co Building (Later the Buttnick Manufacturing Building) is built on the North end of the site.
- 1938 Buttnick catches fire and is renovated.
- 1949 A major earthquake results in the loss of parapets.
- 1950 Large gas explosion in the basement of Buttnick destroys the North and West facades and much of the building interior.
- 1950s Buttnick is rebuilt with a Moderne storefront facade.
- 1965 A major earthquake causes damage to the buildings.
- 1971 The city creates a landscaped square (Occidental Square) on the parking lot to the East.

- 1972 Ralph Anderson renovates the Grand Central Hotel into an office building with ground floor retail and an interior arcade between 1st Ave S and Occidental Square.
- 1974 An exterior basement stairway is added to the east side of Buttnick. The greenhouse is added to the East end of City Loan.
- 2001 A major earthquake causes damage to the buildings.
- 2002 Buttnick and City Loan are renovated and combined to serve as a single building with shared elevator, stairs, and seismic retrofit.



LOCATION OF SITE WITHIN THE PIONEER SQUARE
PRESERVATION DISTRICT



WEST VIEW OF THE BLOCK SHOWING ALL 3 BUILDINGS - 1909



ORIGINAL CONTEXT OF THE SITE - 1931



CONTEXT OF THE SITE WITH OCCIDENTAL SQUARE - C.1974

HISTORIC CONTEXT

SQUIRE-LATIMER BUILDING / GRAND CENTRAL

Key historic features of the building include:

- Load bearing red brick URM perimeter walls
- Slightly asymmetrical facades
- Main arched stone entry w/ deeply recessed doorway and stone detailing
- Pilasters (rusticated stone at ground level and brick above)
- Window shape and rhythm: rectangular w/ stained glass at 2nd floor, low arch at 3rd floor, rounded arch at 4th floor; Unique windows at the West entry bay and South center bay
- Tall storefronts with cast iron columns and lintels
- Sandstone sills, string courses, and other detailing
- Original entry lobby with wood staircase around an elevator shaft
- Interior light wells from 2nd to 4th floor



SOUTHWEST CORNER OF GRAND CENTRAL -1937



WEST ELEVATION OF GRAND CENTRAL - 1969



SOUTHWEST CORNER OF GRAND CENTRAL - 1974

HISTORIC CONTEXT

GOTTSTEIN BUILDING / CITY LOAN

Key historic features of the building include:

- Load bearing URM perimeter walls with sandstone and light gray brick on the West facade and red brick on the remaining facades
- Cast iron primary storefront with wood support columns
- Large window bays with cast iron lintels and sandstone sills on the west facade of floors 2-5
- Small double hung windows on the east facade of floors 2-5



WEST ELEVATION OF CITY LOAN - 1937

BRUNSWICK-BALKE-COLLENDER BUILDING / BUTTNICK

Key historic features of the building include:

- Load bearing red brick URM perimeter walls
- Chamfered entrance on the northwest corner
- Rectangular 1:2 windows
- Sandstone string courses and sills



NEWS ARTICLE OF THE 1950 EXPLOSION AT BUTTNICK



NORTHWEST CORNER OF BUTTNICK - 1937



NORTHWEST CORNER OF BUTTNICK - 1952

SCOPE OF WORK - SITE PLAN

LEGEND

 Site Boundary

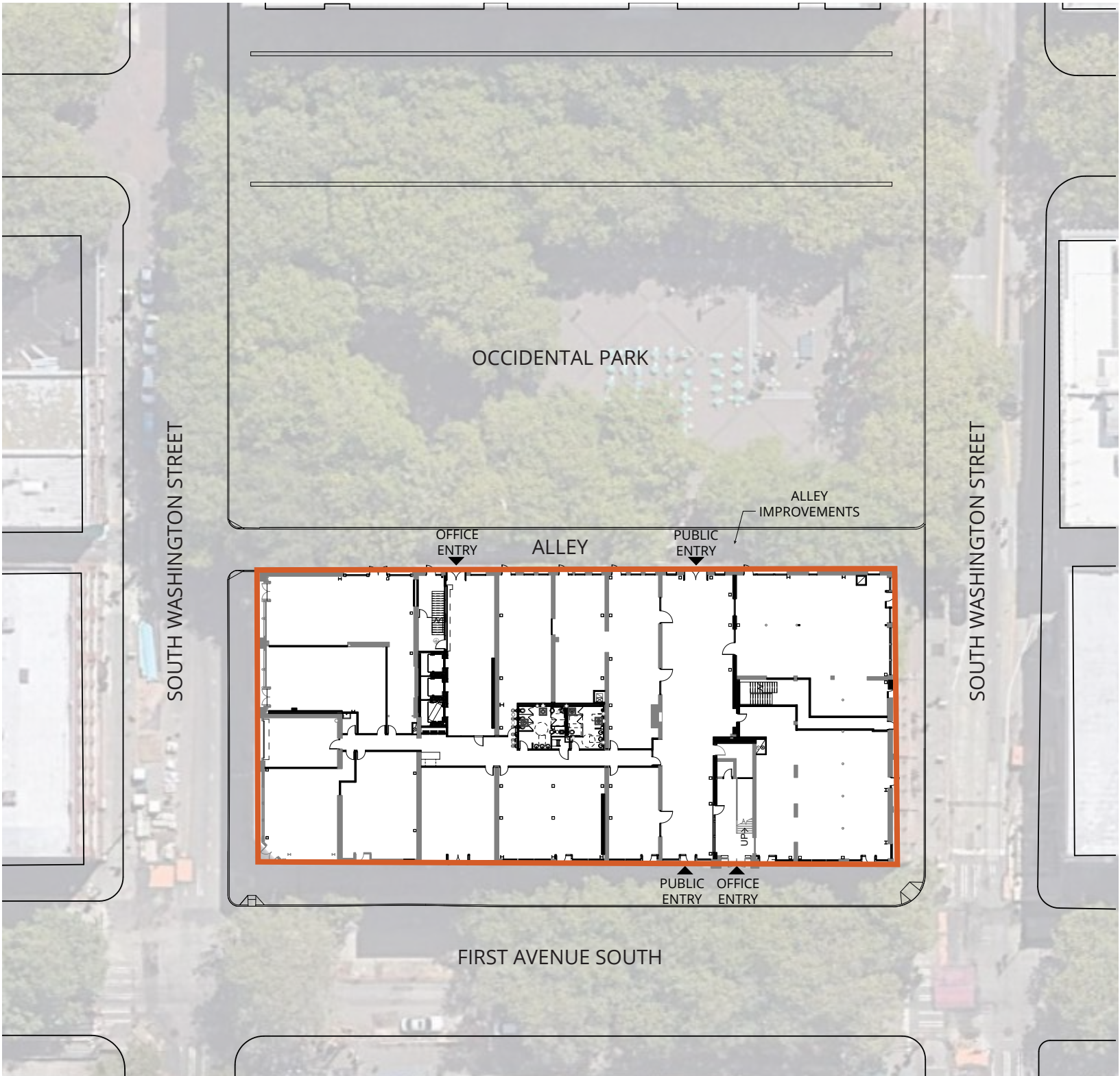
INFORMATION

Site work will be coordinated with city street improvements along Washington and Main

SMC 23.66.140.C.3
Visibility of penthouse is studied from views within 300' of the structure. Refer to 3D views on sheets 17-19.



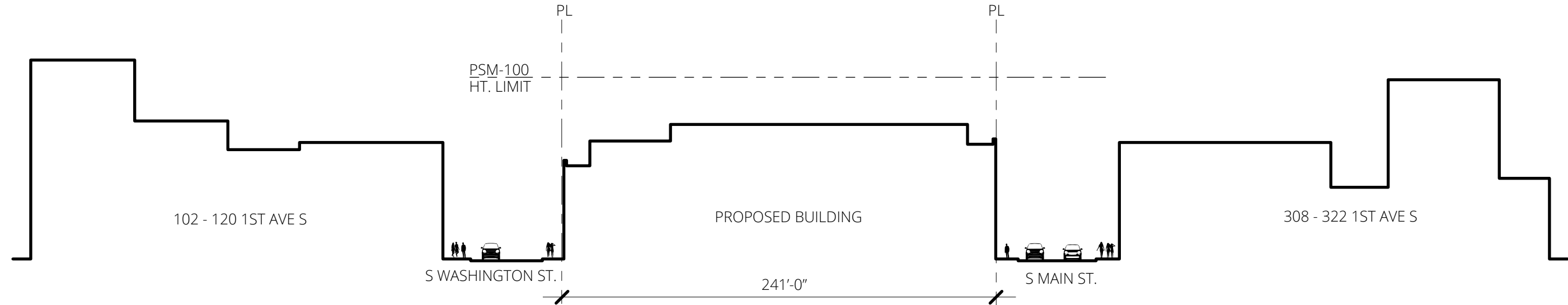
SITE SECTION MAP



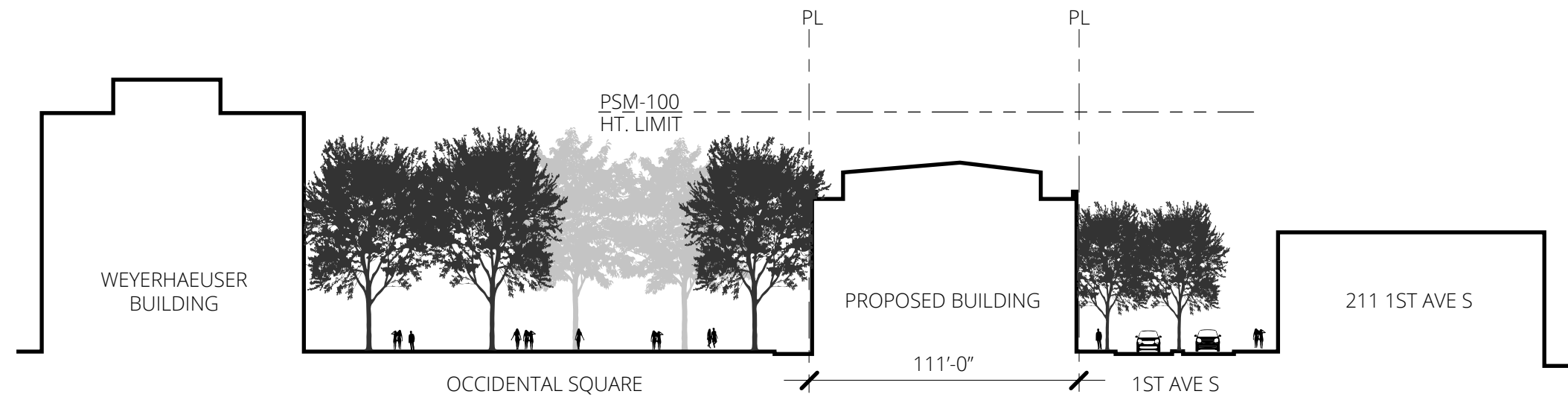
SITE PLAN

URBAN DESIGN ANALYSIS - SITE SECTIONS

SECTION A



SECTION B



ROOF- SELECTIVE DEMOLITION

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LEGEND

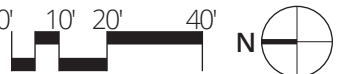


Demolish Element

Historic Element

NOTES

- Remove Roof and Roof Framing, typ.



SCOPE OF WORK - ROOF PLAN

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LEGEND

- New Office Penthouse
- New Roof Deck
- Historic Element
- Utility/ Mechanical/ Service

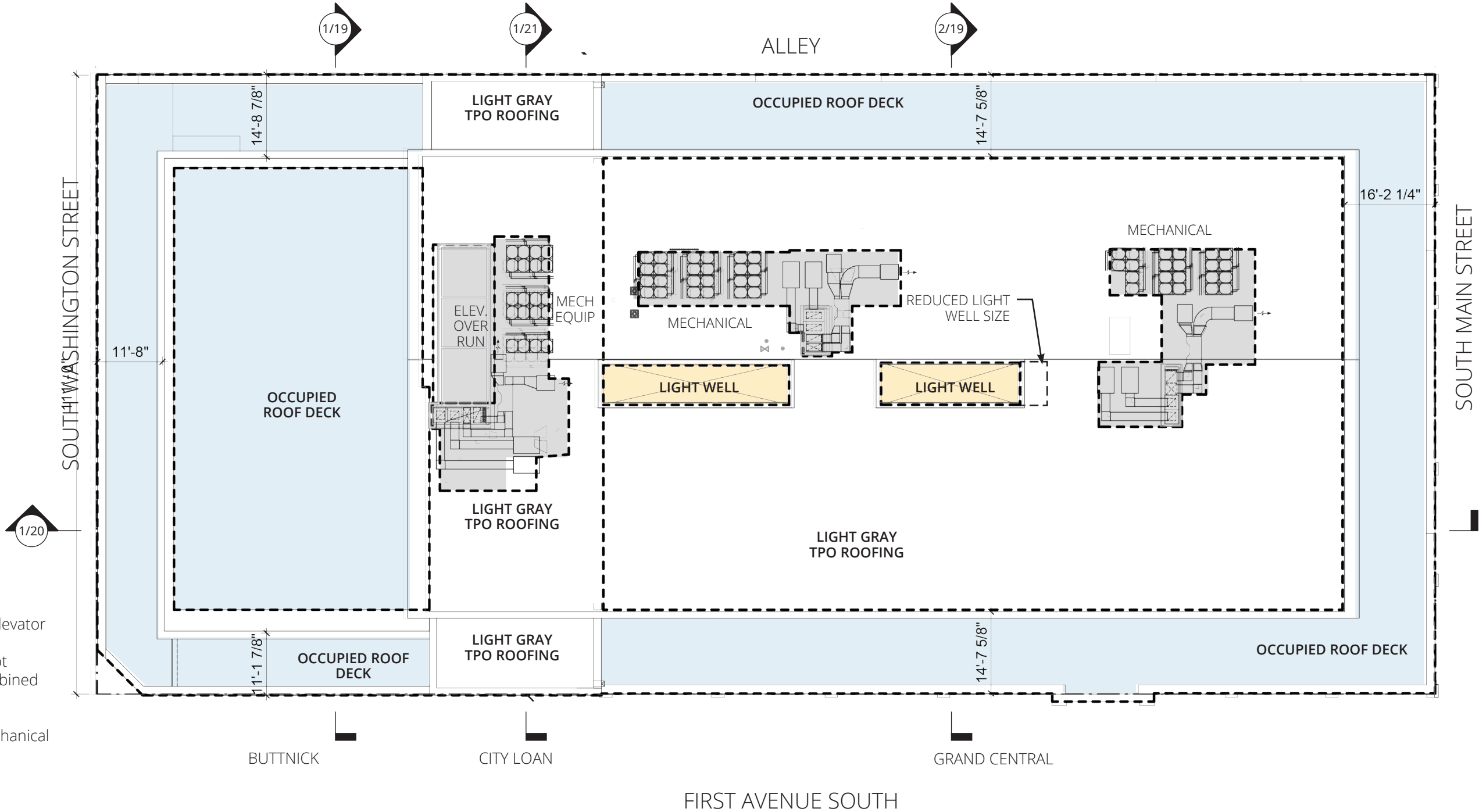
NOTES

SMC 23.66.140.C.4.d
Rooftop coverage of stairs, elevator penthouse, and mechanical equipment is 8.32%, does not exceed 25% of the total combined roof area.

Elevator penthouse and mechanical areas are setback 15' for the property lines.

SMC 23.66.140.C.4.f
Rooftop coverage of the office penthouses is 53.60%.

Office penthouse is setback 15' min from the property lines except where aligning with structural bays of existing building.



PROPOSED FIFTH FLOOR PENTHOUSE

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LEGEND

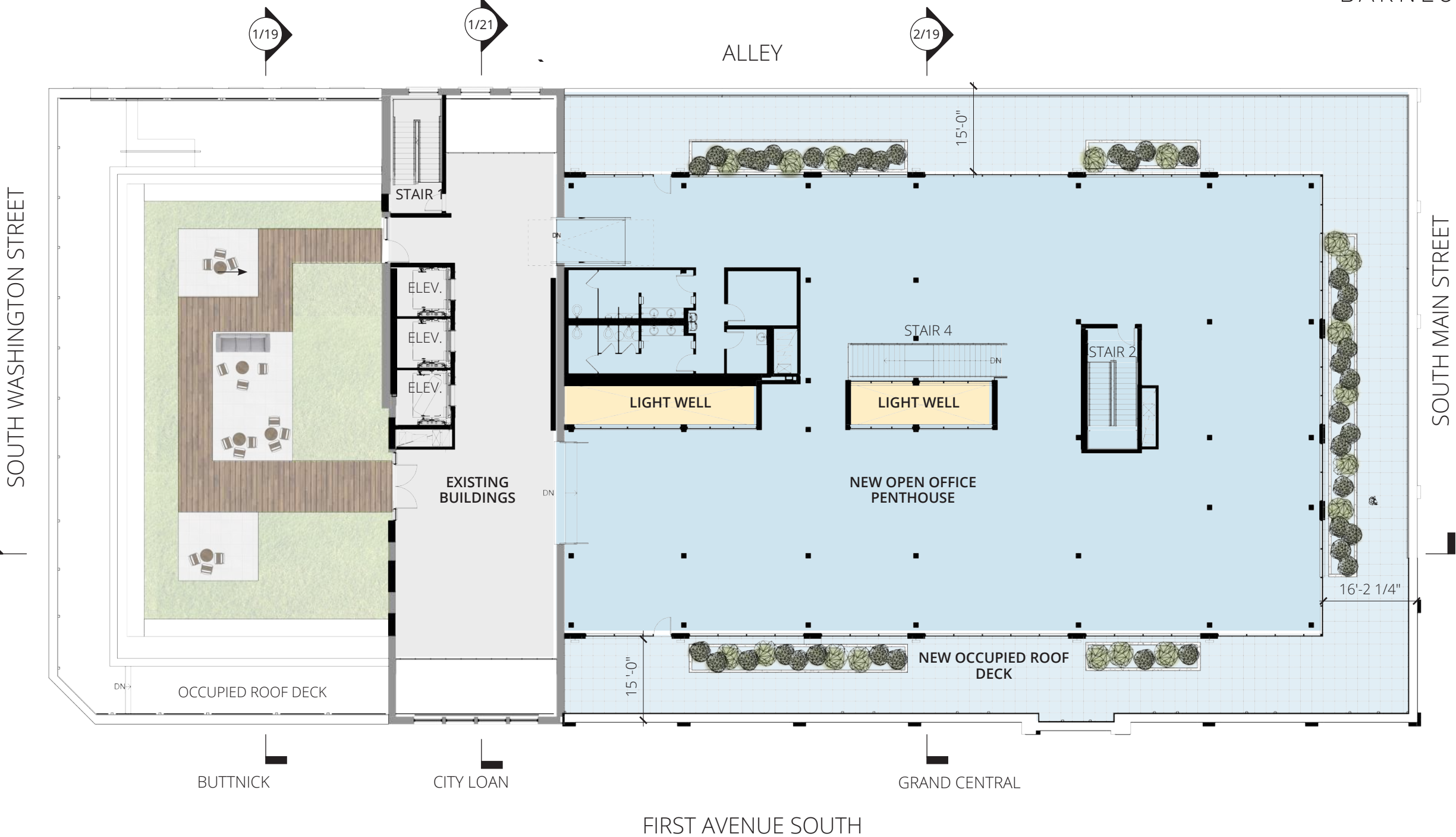
- New Office Penthouse
- New Roof Deck
- Historic Element
- Existing Building Interior

NOTES

- The deck design shown is an example. The deck will be designed by a landscape architect.

SMC 23.66.140.C.4.f
Rooftop coverage of the office penthouses is 53.60%.

Office penthouse is setback 15' min from the property lines except where aligning with structural bays of existing building.



PROPOSED FOURTH FLOOR PENTHOUSE

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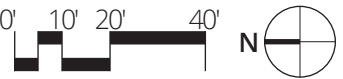
LEGEND

- New Office Penthouse
- New Roof Deck
- Historic Element
- Existing Building Interior

NOTES

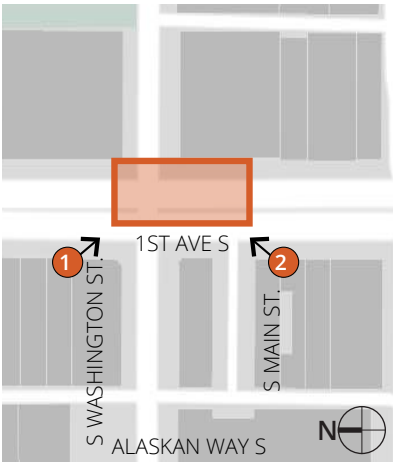
SMC 23.66.140.C.4.f
Rooftop coverage of the office penthouses is 53.60%.

Office penthouse is setback 15' min from the property lines except where aligning with structural bays of existing building.



PENTHOUSE VIEW STUDY

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KEY MAP

- LEGEND
- TREE CANOPY
 - ADJACENT BUILDING EDGE



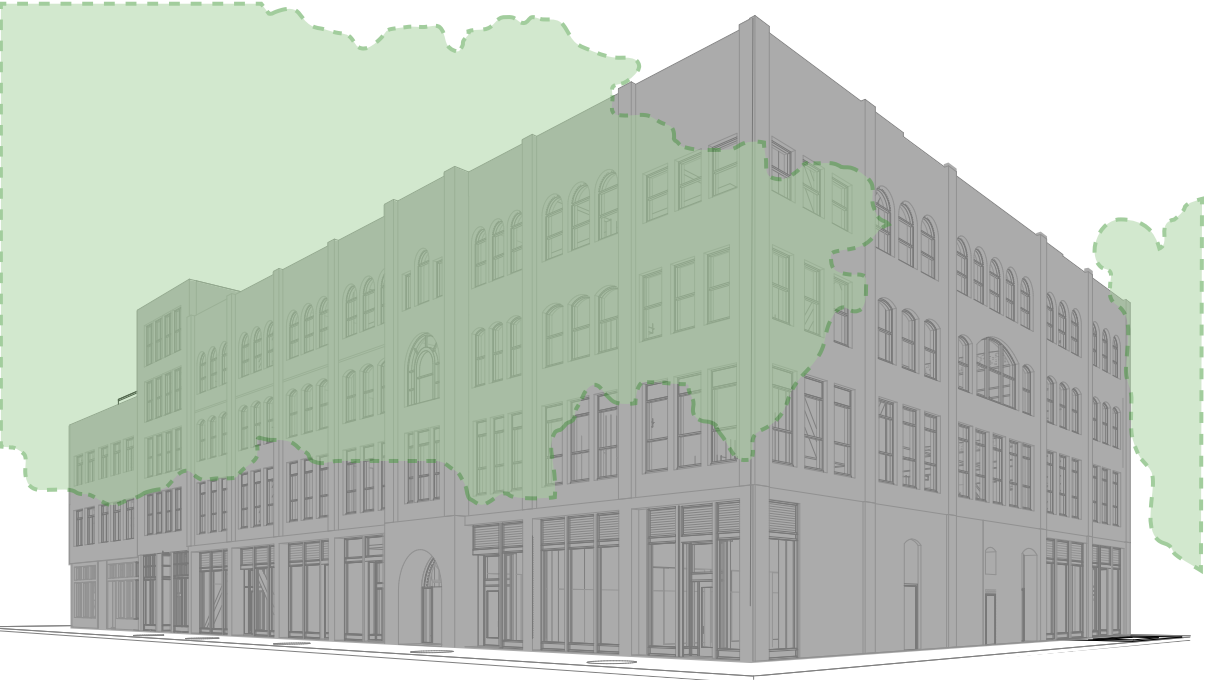
1 1ST AVE S + S WASHINGTON ST



2 1ST AVE S + S MAIN ST

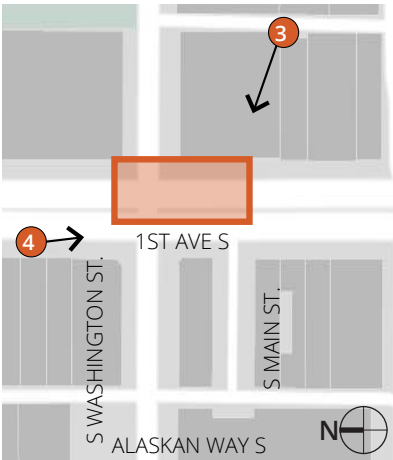


1 1ST AVE S + S WASHINGTON ST



2 1ST AVE S + S MAIN ST

PENTHOUSE VIEW STUDY



KEY MAP

- LEGEND
- TREE CANOPY
 - ADJACENT BUILDING EDGE



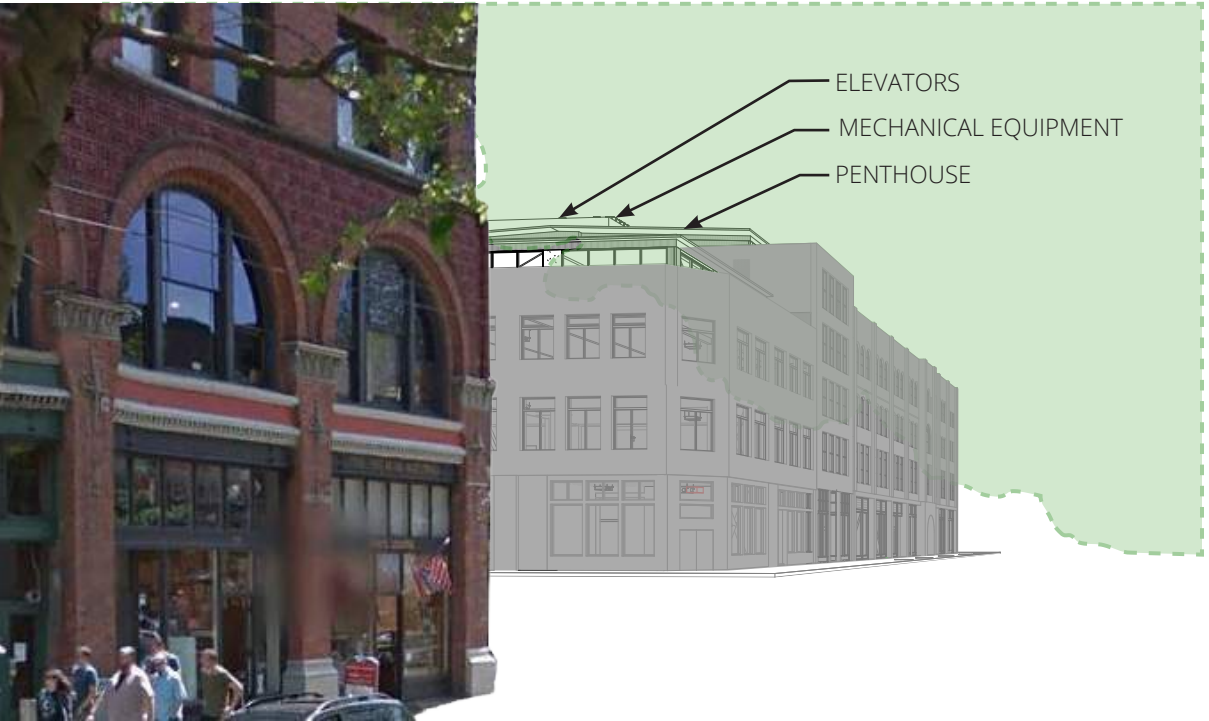
3 OCCIDENTAL SQUARE + S MAIN ST



3 OCCIDENTAL SQUARE + S MAIN ST

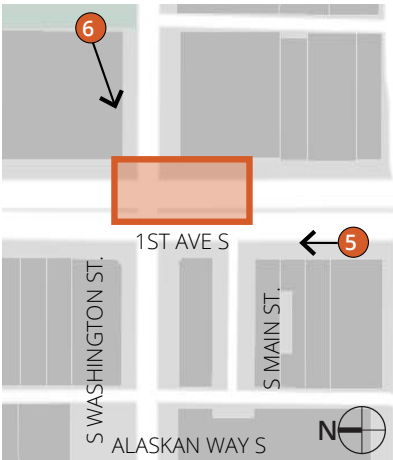


4 1ST AVE S FROM 300' NORTH



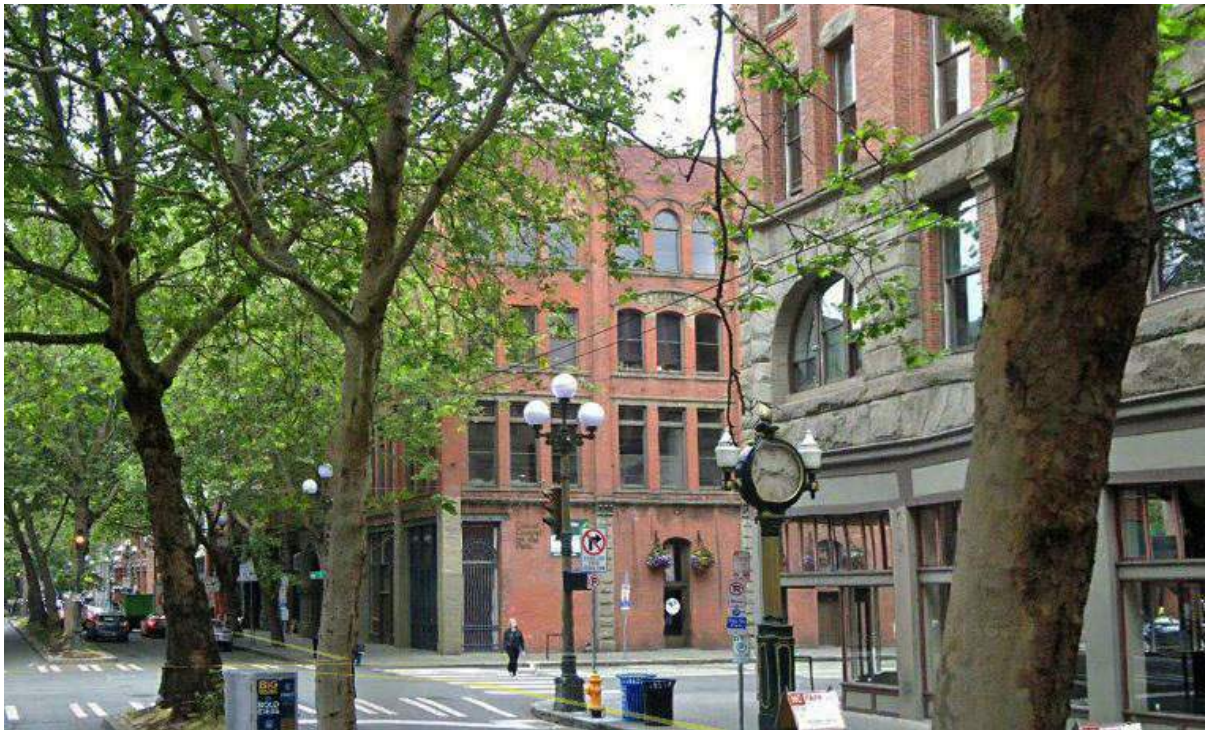
4 1ST AVE S FROM 300' NORTH

PENTHOUSE VIEW STUDY



KEY MAP

- LEGEND
- TREE CANOPY
 - ADJACENT BUILDING EDGE



5 1ST AVE S FROM 300' SOUTH



6 OCCIDENTAL SQUARE + S WASHINGTON ST

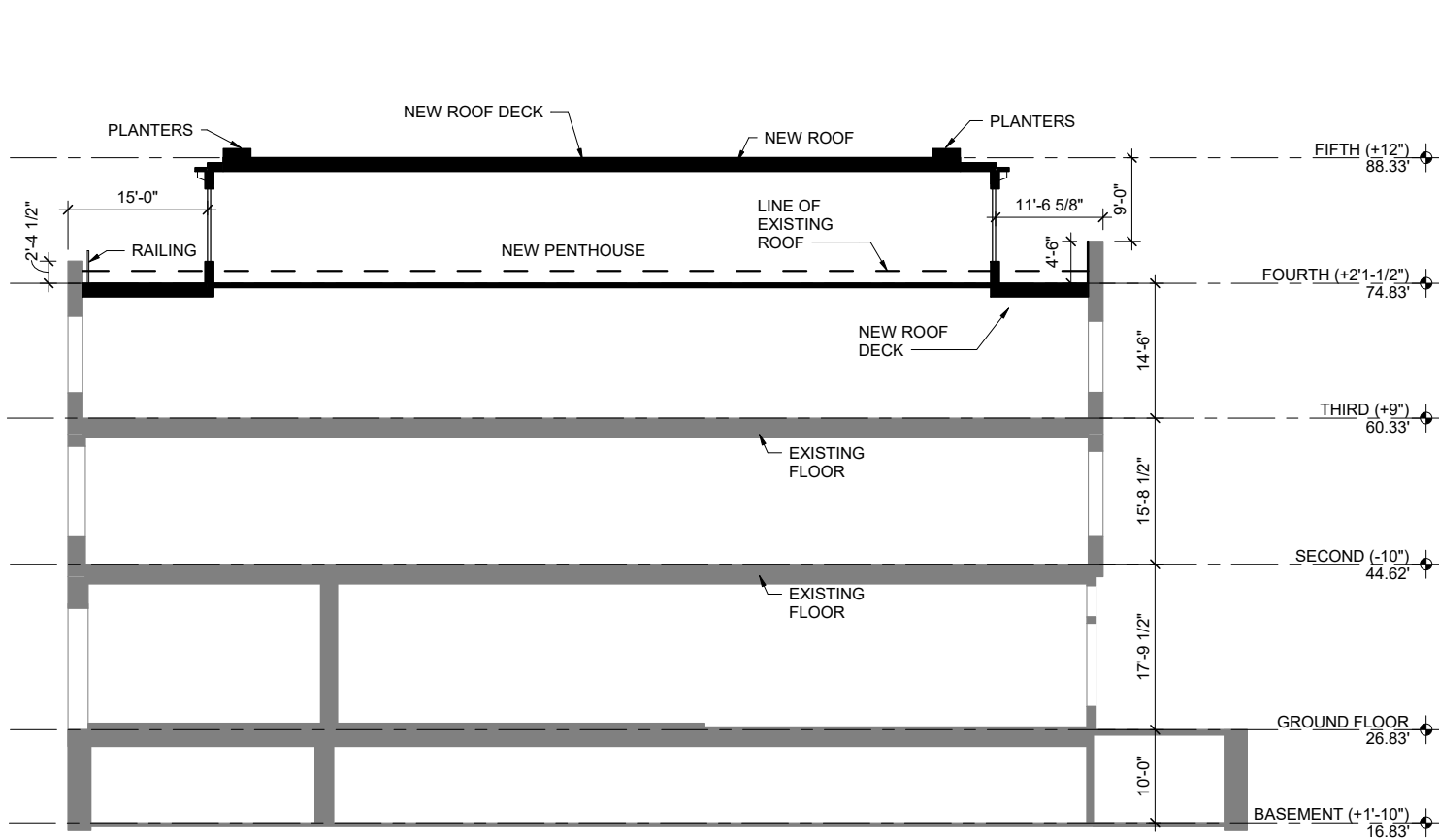


5 1ST AVE S FROM 300' SOUTH



6 OCCIDENTAL SQUARE + S WASHINGTON ST

PENTHOUSE SECTIONS



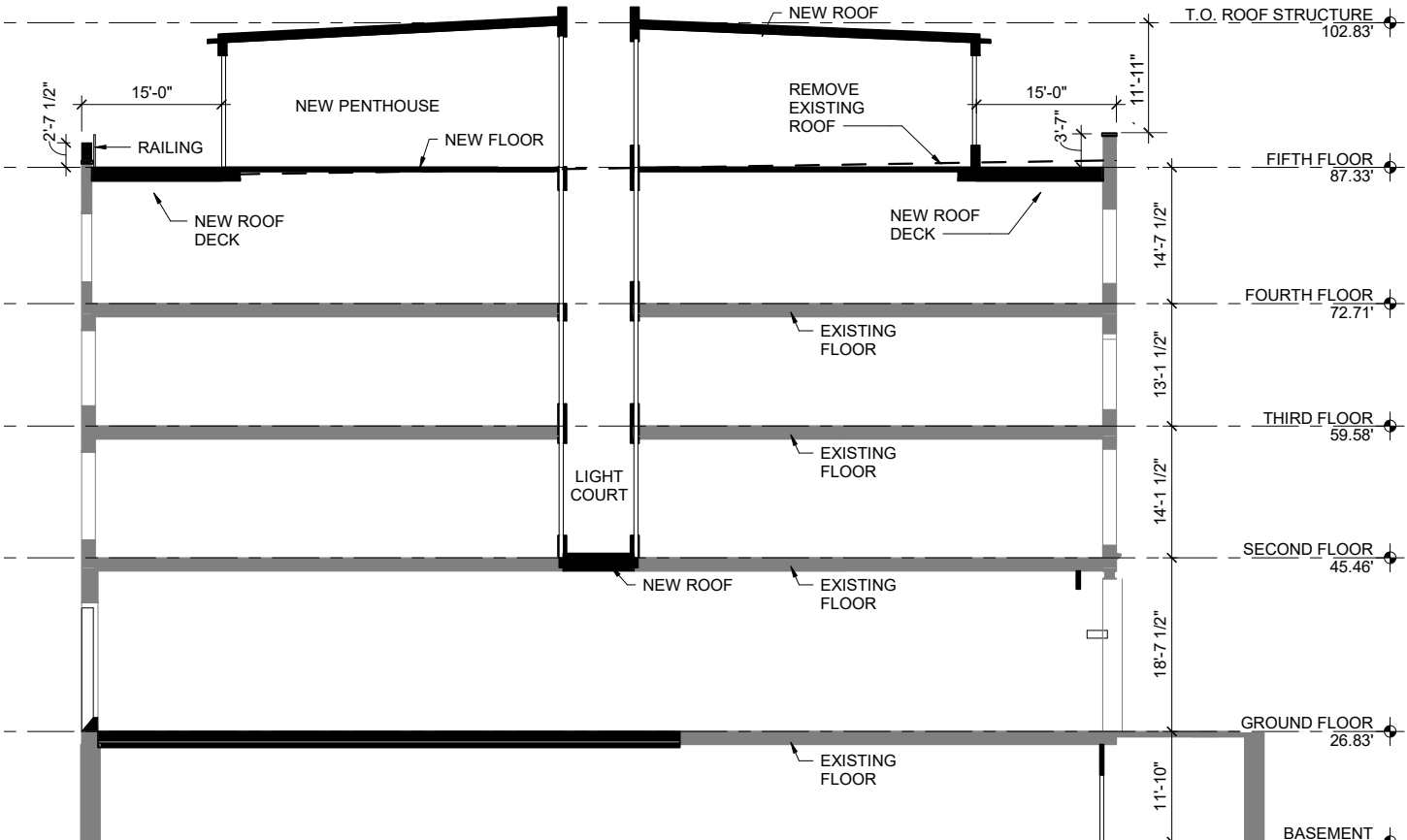
BUTTNICK

PENTHOUSE SECTION 1

LAND USE NOTES

SMC 23.66.180.B
The proportions and scale of the penthouses responds to the existing buildings

SMC 23.66.140.C.4.f
The office penthouses is located within 12' of the top of the existing parapet.

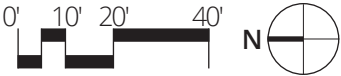


GRAND CENTRAL

PENTHOUSE SECTION 2

GENERAL SCOPE

Parapets are lower at alley elevation. Where the parapet is lower than 42", a railing will be provided for fall protection.



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BUTTNICK

CITY LOAN

GRAND CENTRAL

LAND USE NOTES

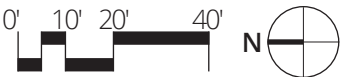
SMC 23.66.140.C.4.d
Rooftop stairs and elevator penthouse extend 8' maximum above the roof level.

SMC 23.66.180.B
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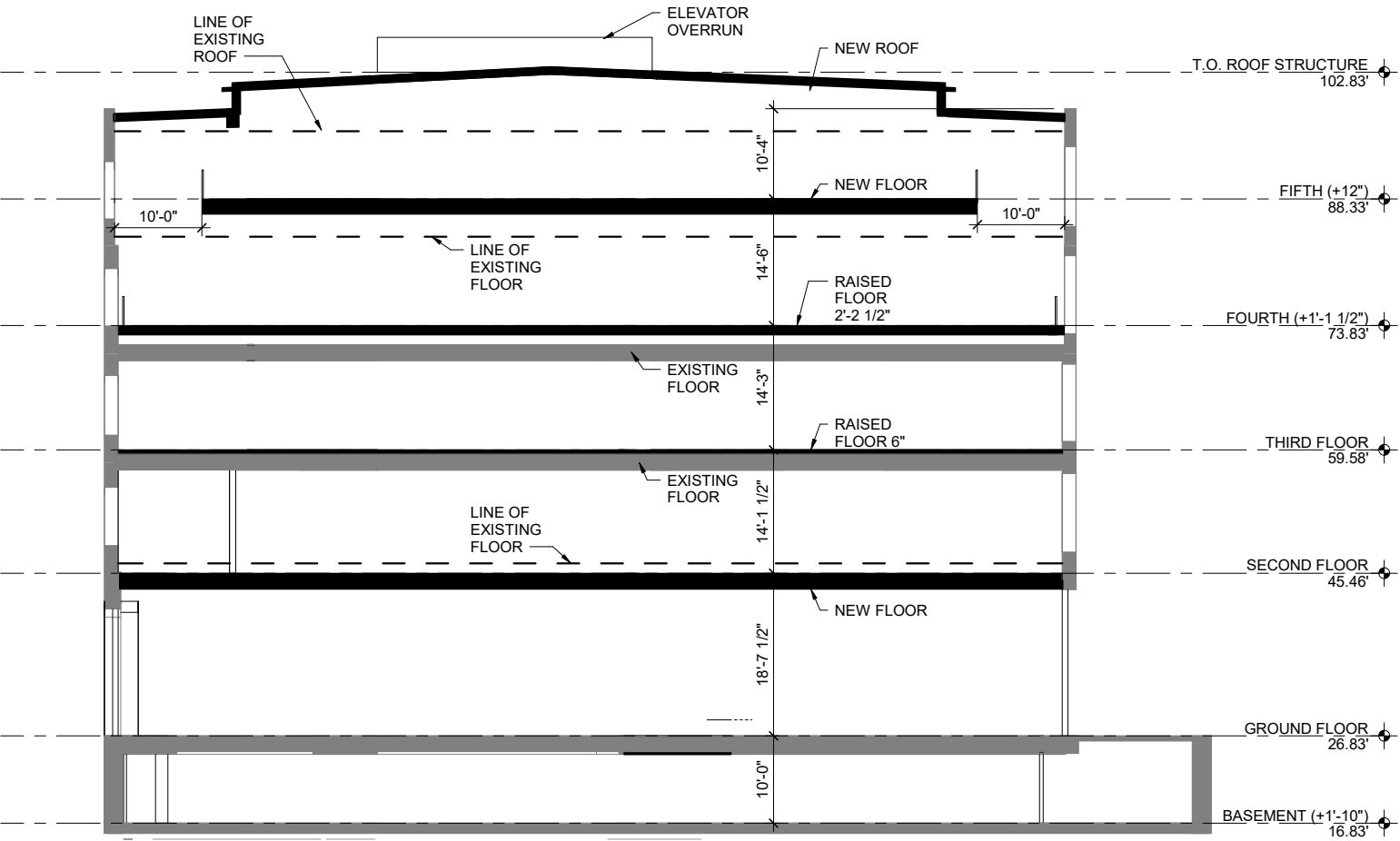
GENERAL SCOPE

Floors within the City Loan building are modified to improve accessibility when moving between buildings. By modifying City Loan, Grand Central and Buttnick floor levels (which are closer in level) could be retained without alterations. Existing floors in City Loan are called out to remain with overframing where possible.



CITY LOAN SECTION

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CITY LOAN SECTION 1

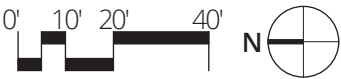
CITY LOAN

LAND USE NOTES

SMC 23.66.140.C.4.d
Rooftop stairs and elevator penthouse extend 8' maximum above the roof level.

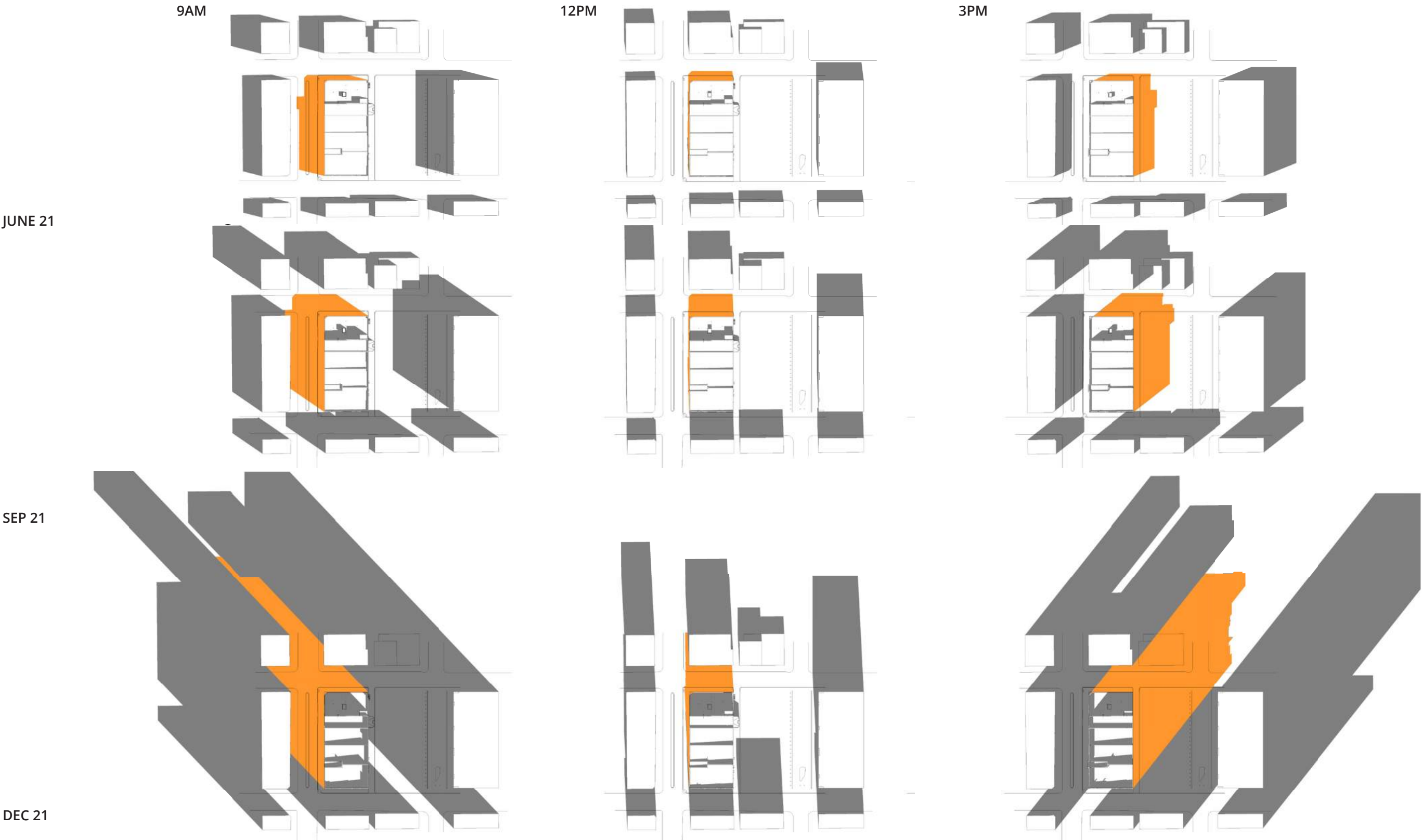
GENERAL SCOPE

Where new floors conflict with existing window openings, the new floors will be set back to avoid visual impact to the building's historic character from the street.



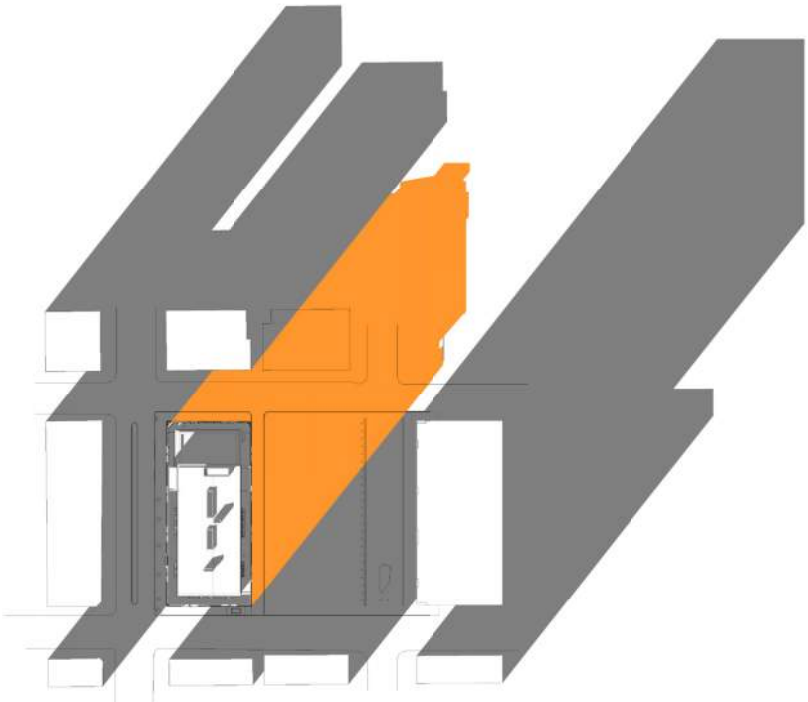
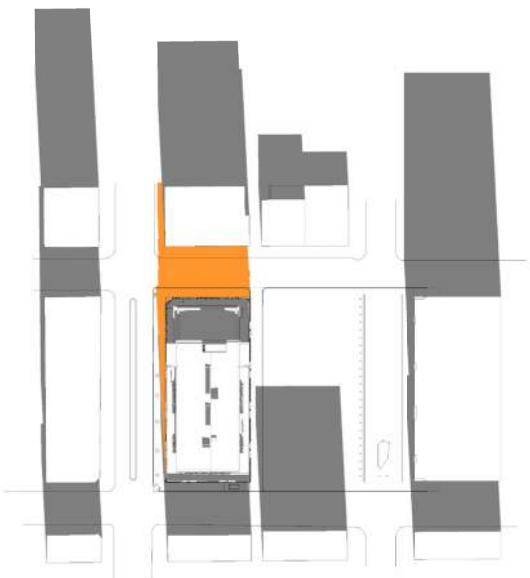
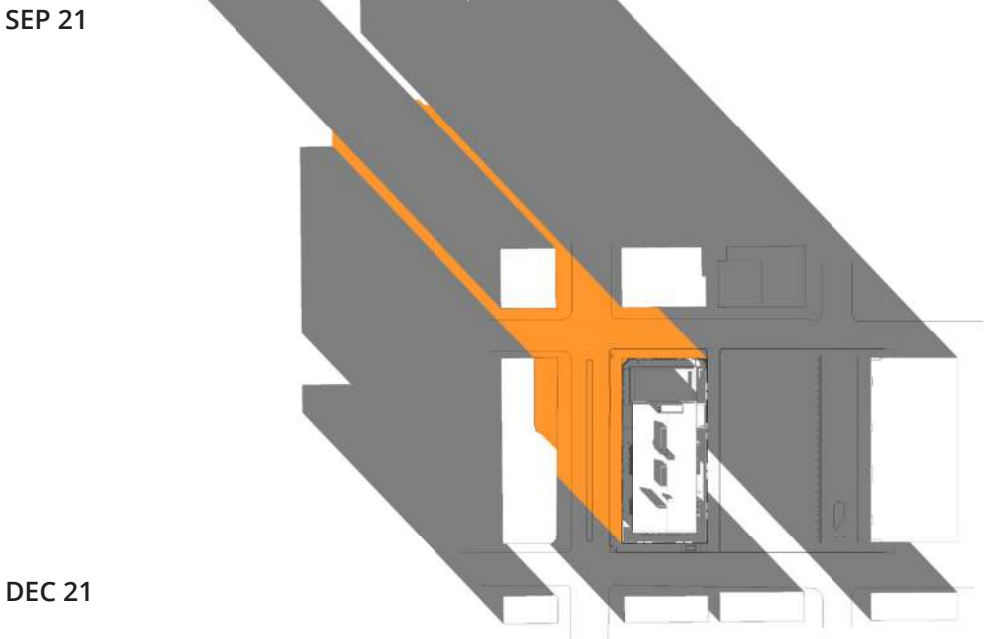
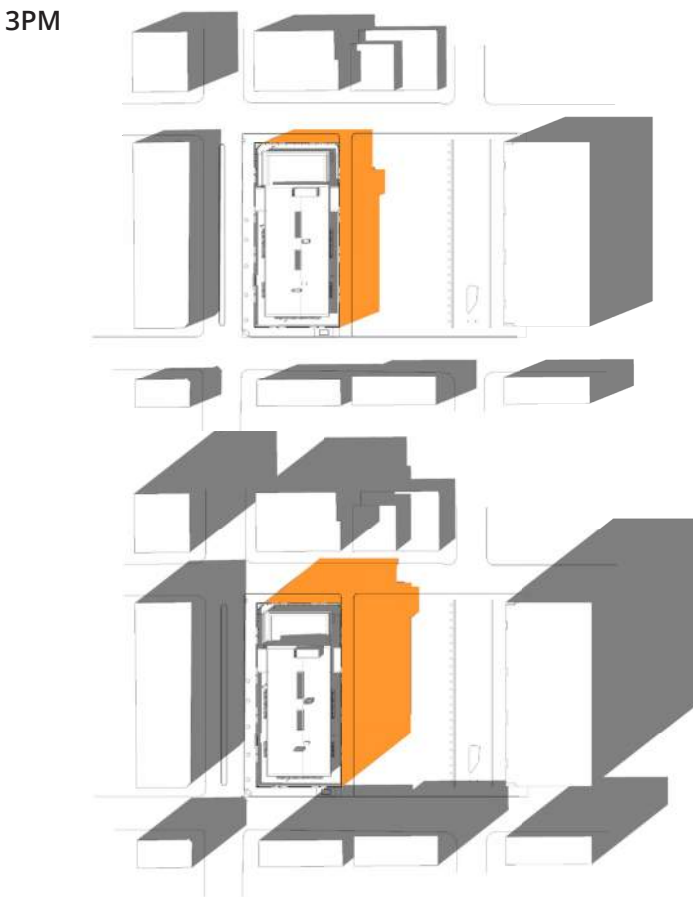
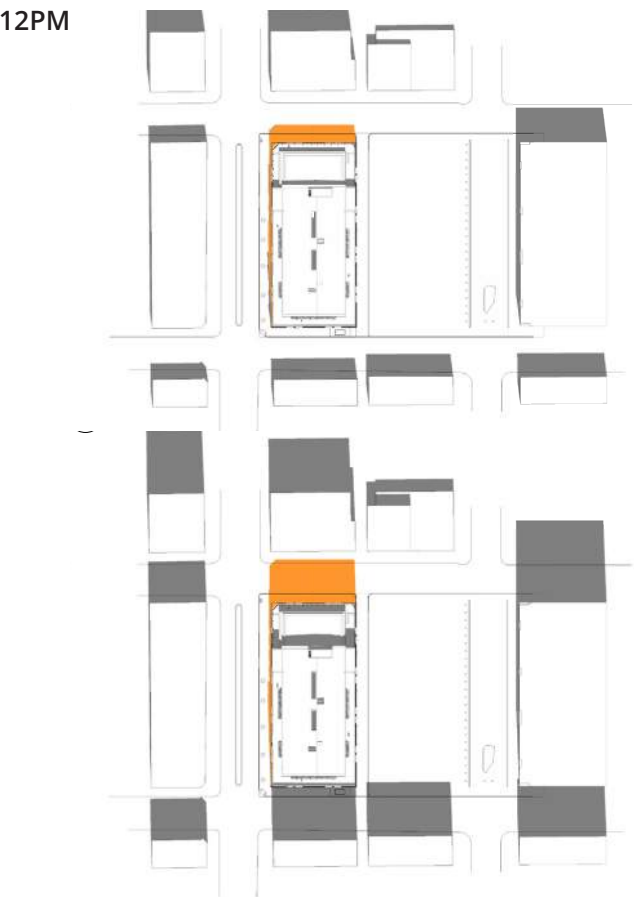
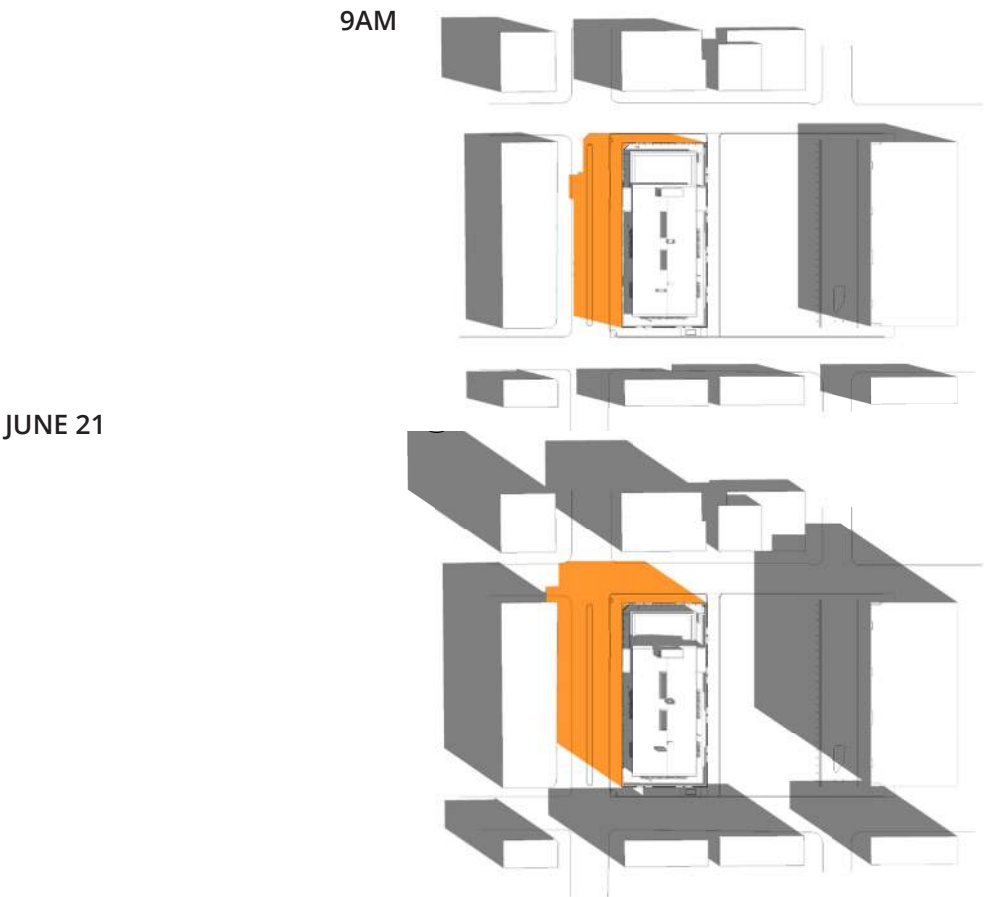
SHADOW STUDY - EXISTING

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SHADOW STUDY - NEW

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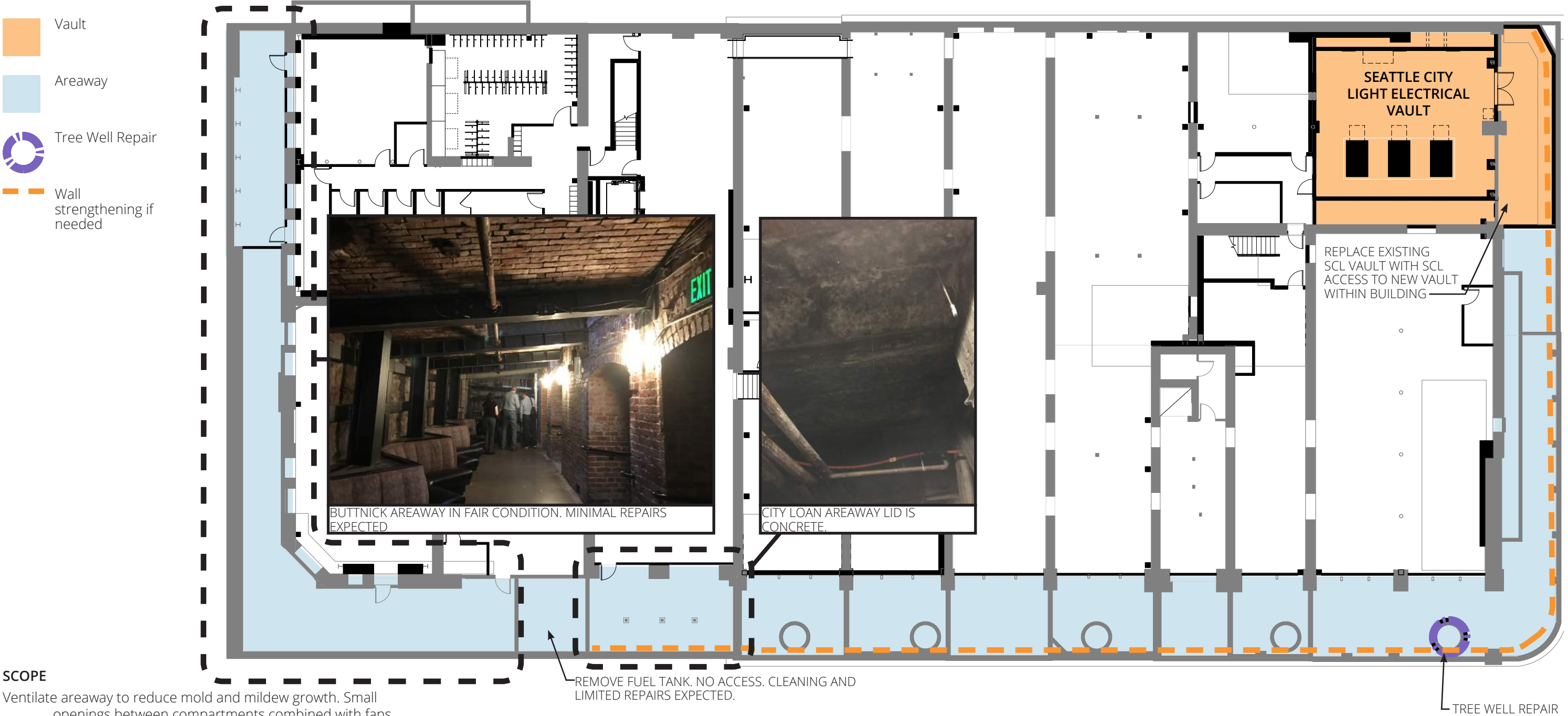
DEC 21

JULY 2020

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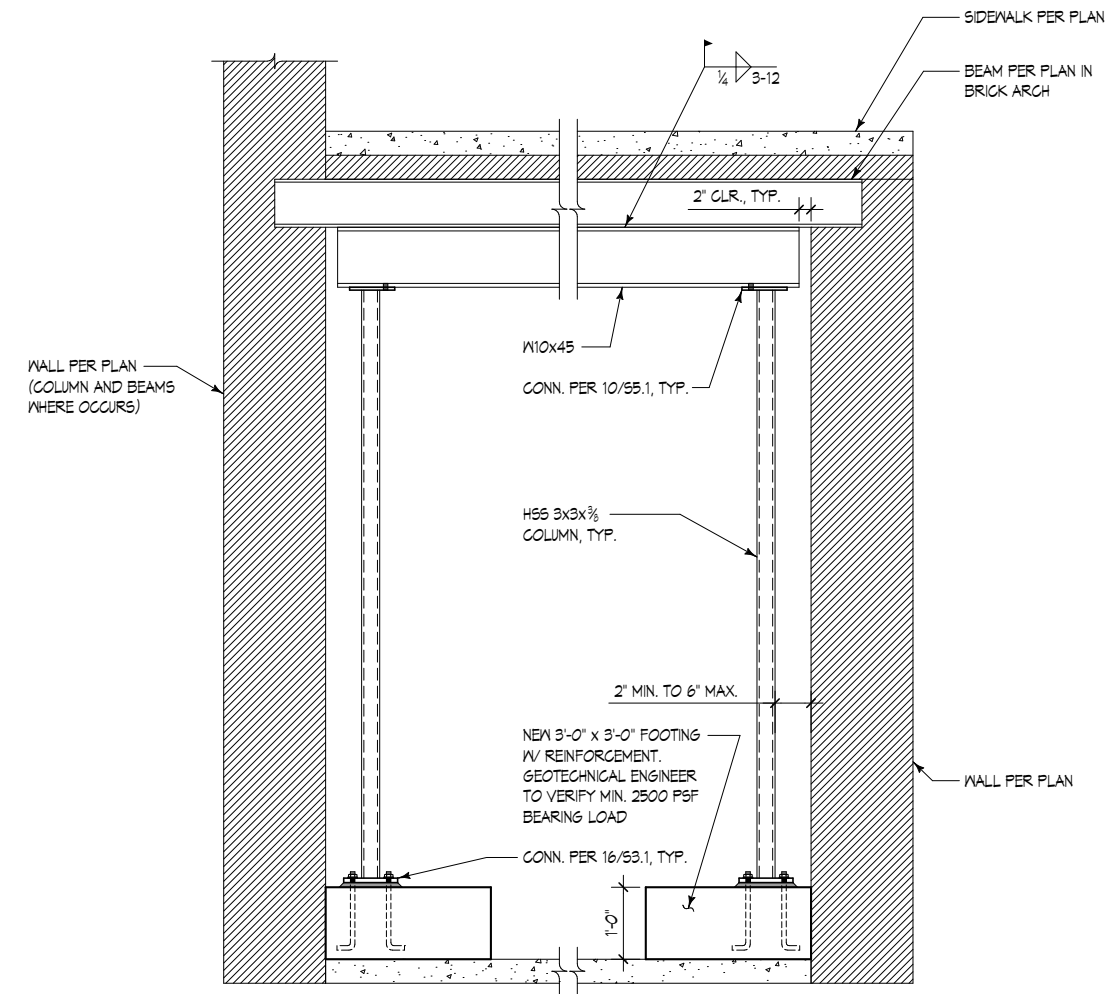
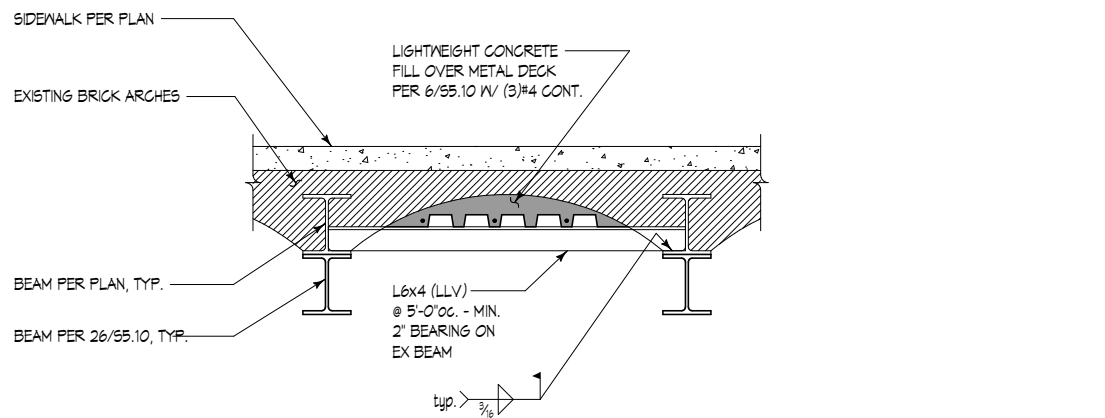
SCOPE OF WORK - BASEMENT AREAWAY

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SCOPE
Ventilate areaway to reduce mold and mildew growth. Small openings between compartments combined with fans to encourage circulation.
Resupport brick arches and sidewalk where failing. see structural details on next sheet. Exact locations to be determined.
Strengthen existing SCL vault (to be decommissioned) to provide a safe access route to the new in-building vault.

BASEMENT AREAWAY - STRUCTURAL DETAIL AND CONDITION PHOTOS



STRUCTURAL DETAILS

STRUCTURAL DETAILS

GRAND CENTRAL AREAWAY CONDITION

Condition within the grand central areaway is mixed.

- Some brick arches remain.
- Patches of concrete and corrugated metal are common.
- At tree wells, brick arches were removed and replaced with concrete and corrugated metal.

A full inventory of conditions will be performed to determine where strengthening is required to support the sidewalk above and inhibit further deterioration of the areaway. Ventilation and water infiltration control will improve the lifespan of the existing areaway .



GRAND CENTRAL - AREAWAY CONDITION



GRAND CENTRAL - AREAWAY CONDITION



GRAND CENTRAL - AREAWAY CONDITION

EXISTING EXTERIOR ELEVATION



WEST ELEVATION - EXTERIOR VIEW FROM FIRST AVENUE SOUTH

PROPOSED EXTERIOR ELEVATION

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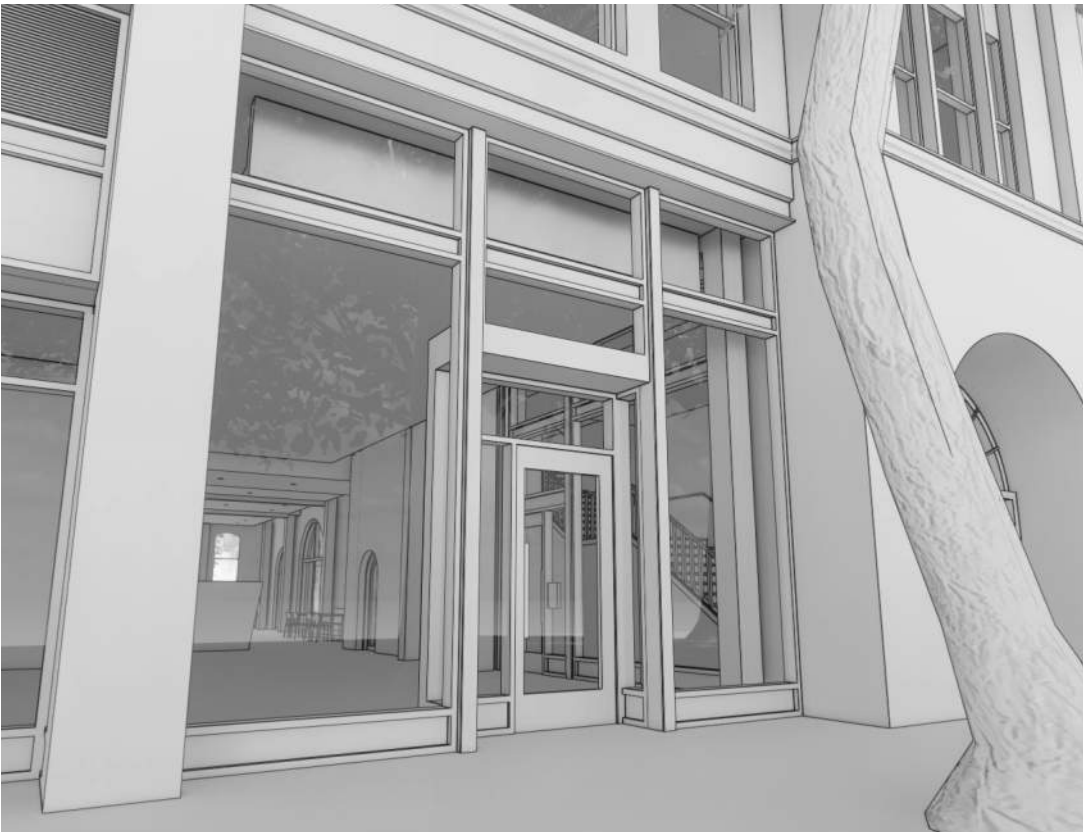


WEST ELEVATION

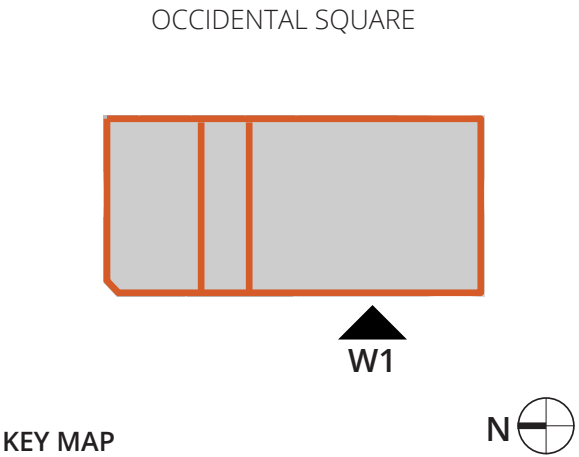
ENLARGED ELEVATION - 1ST AVE PUBLIC ENTRY



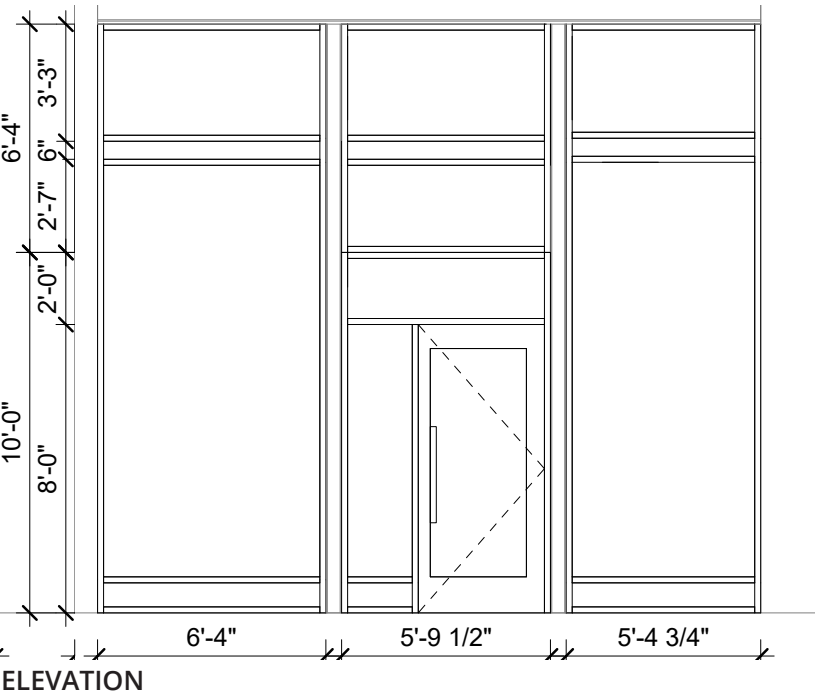
W1 - EXISTING GRAND CENTRAL PUBLIC ENTRY



W1 - PROPOSED GRAND CENTRAL PUBLIC ENTRY



KEY MAP



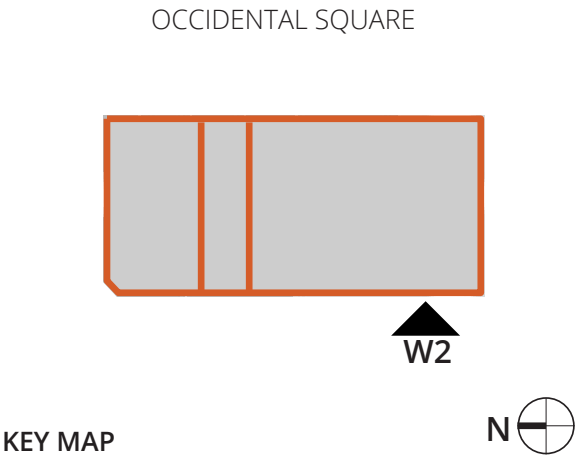
ENLARGED ELEVATION - 1ST AVE TYPICAL STOREFRONT



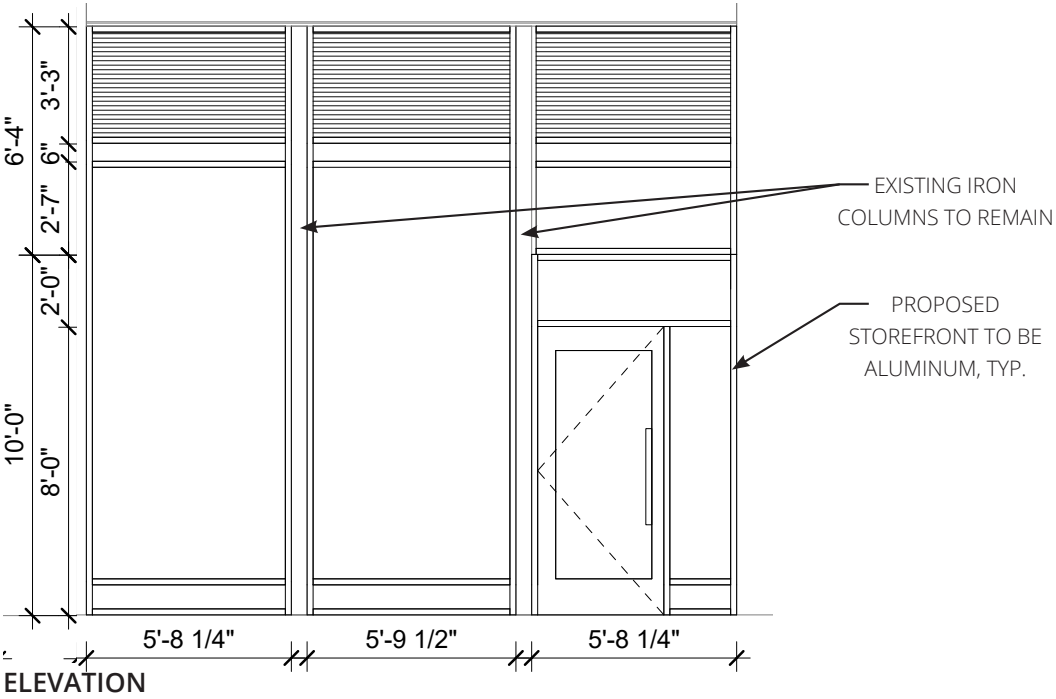
W2 - EXISTING TYPICAL TENANT STOREFRONT AT 1ST AVE



W2 - PROPOSED TYPICAL TENANT STOREFRONT AT 1ST AVE

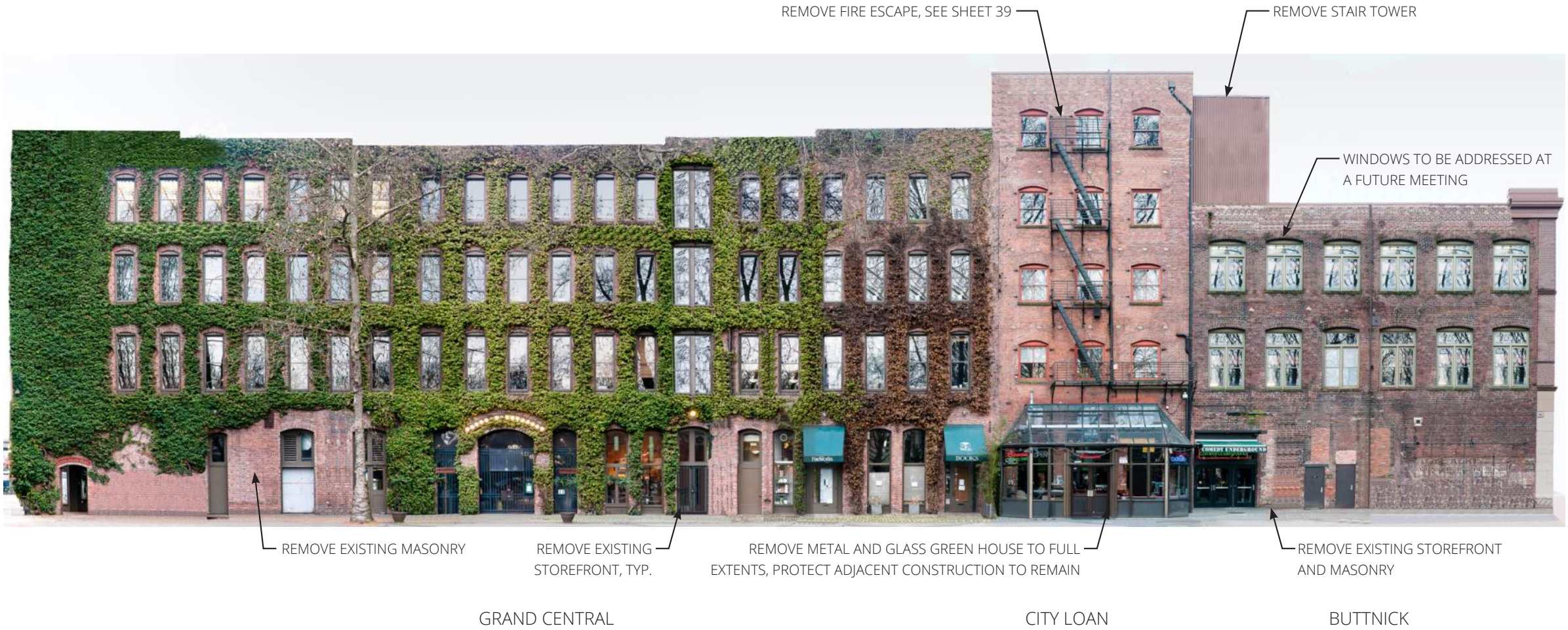


KEY MAP



EXISTING EXTERIOR ELEVATION

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EAST ELEVATION - EXTERIOR VIEW FROM OCCIDENTAL PARK

PROPOSED EXTERIOR ELEVATION

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EAST ELEVATION

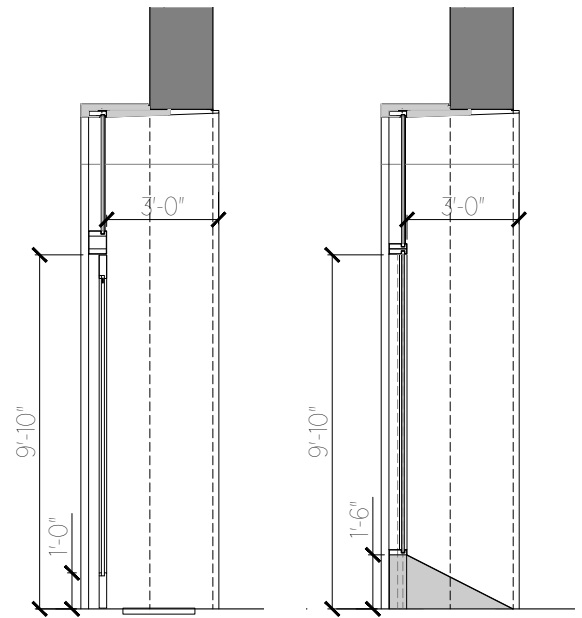
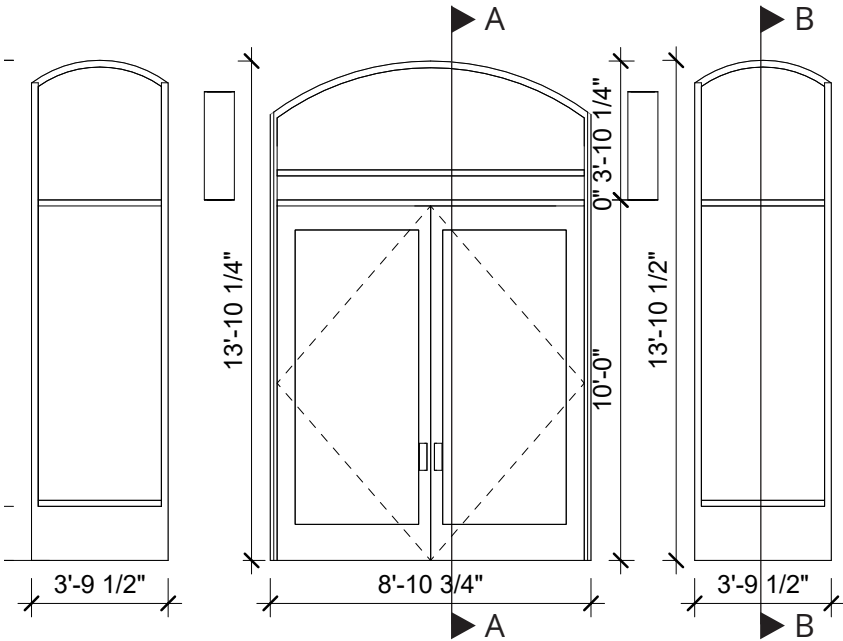
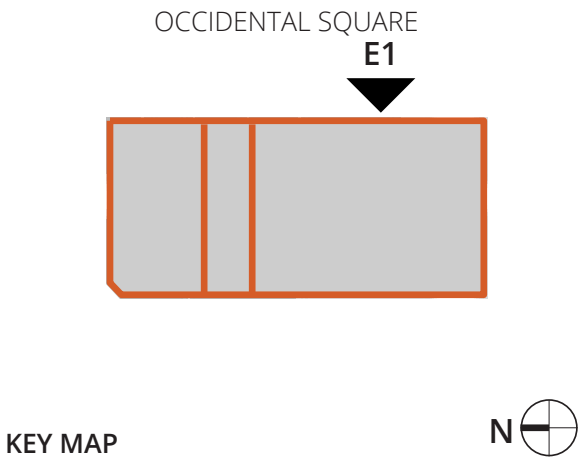
ENLARGED ELEVATION - ALLEY PUBLIC ENTRY



E1 - EXISTING GRAND CENTRAL PUBLIC ENTRY



E1 - PROPOSED GRAND CENTRAL PUBLIC ENTRY



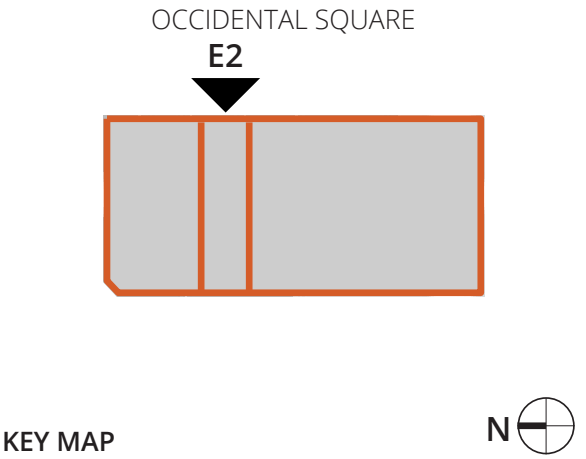
ENLARGED ELEVATION - ALLEY OFFICE ENTRY



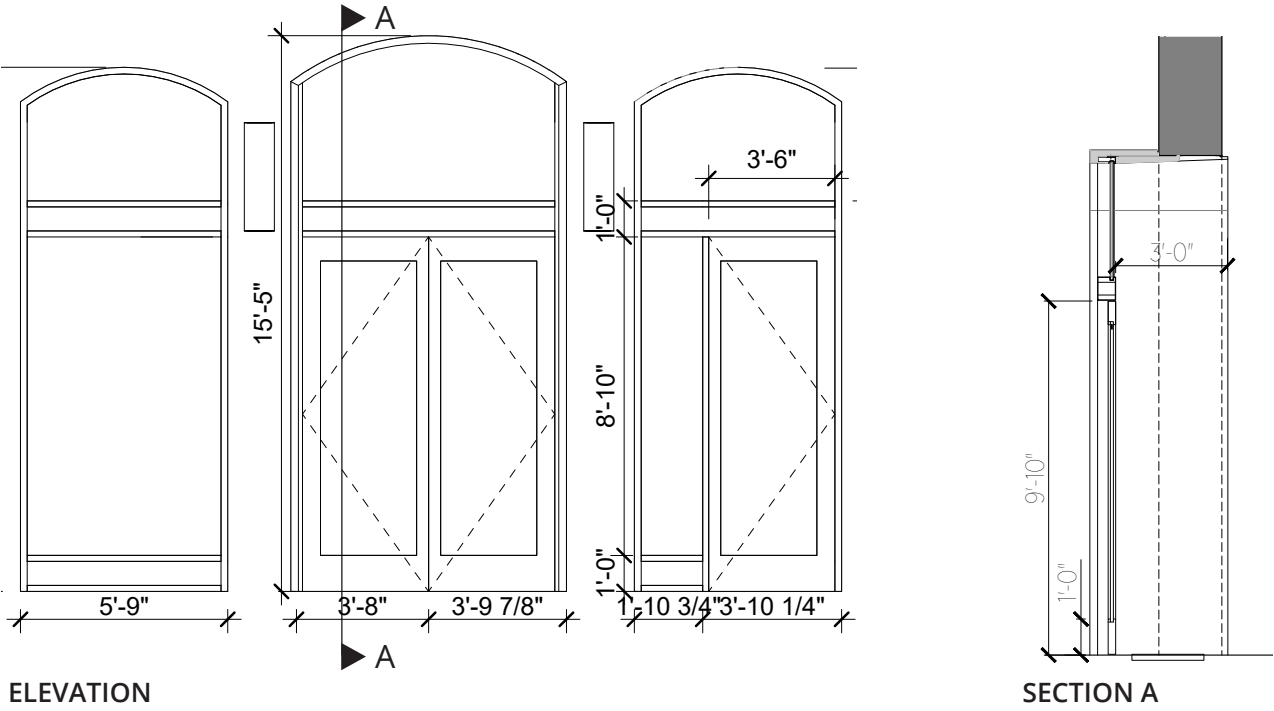
E2 - EXISTING GRAND CENTRAL OFFICE ENTRY



E2 - PROPOSED GRAND CENTRAL OFFICE ENTRY



KEY MAP



ELEVATION

SECTION A

ENLARGED ELEVATION - REVISED MASONRY OPENING

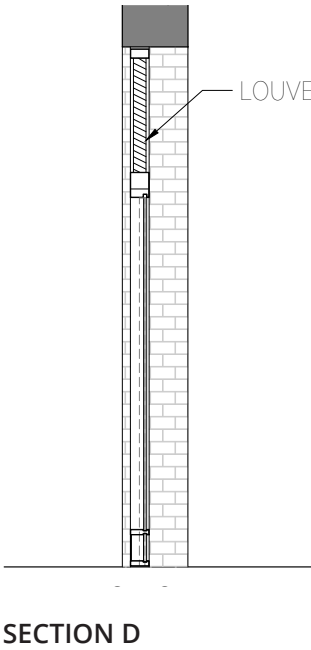
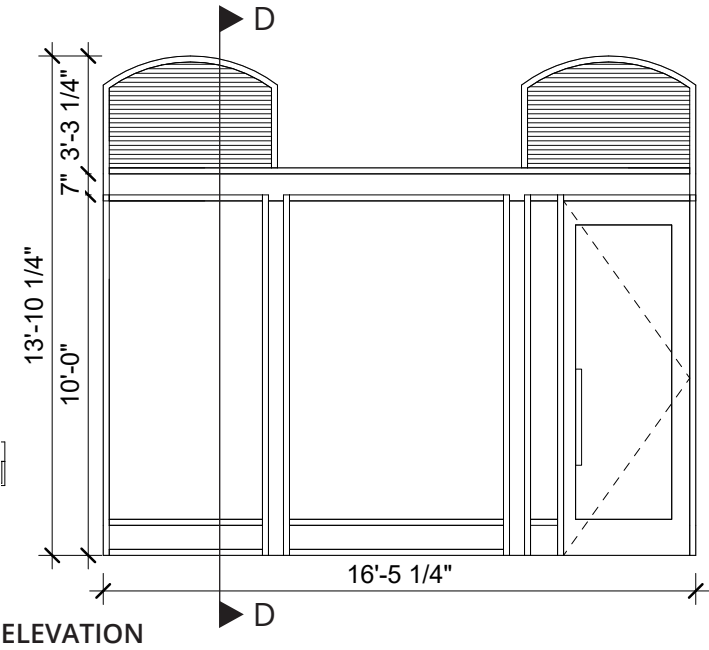
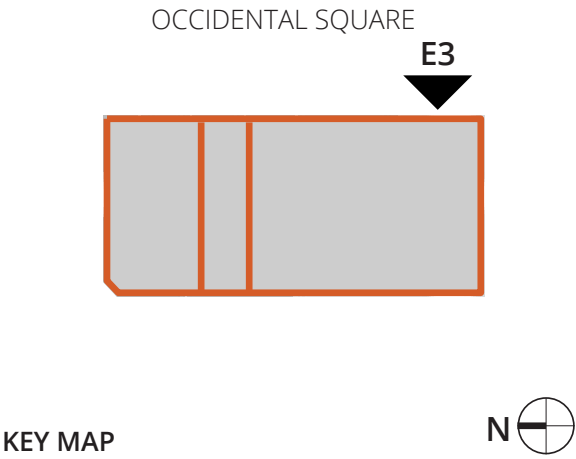


E3 - EXISTING GRAND CENTRAL MASONRY LOCATION

EXISTING MASONRY
TO BE REMOVED



E3 - PROPOSED GRAND CENTRAL MASONRY OPENING



ENLARGED ELEVATION - REVISED MASONRY OPENING

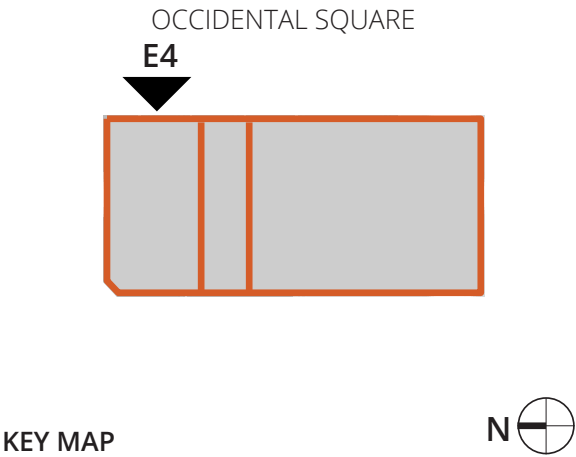


E4 - EXISTING BUTTNICK MASONRY LOCATION

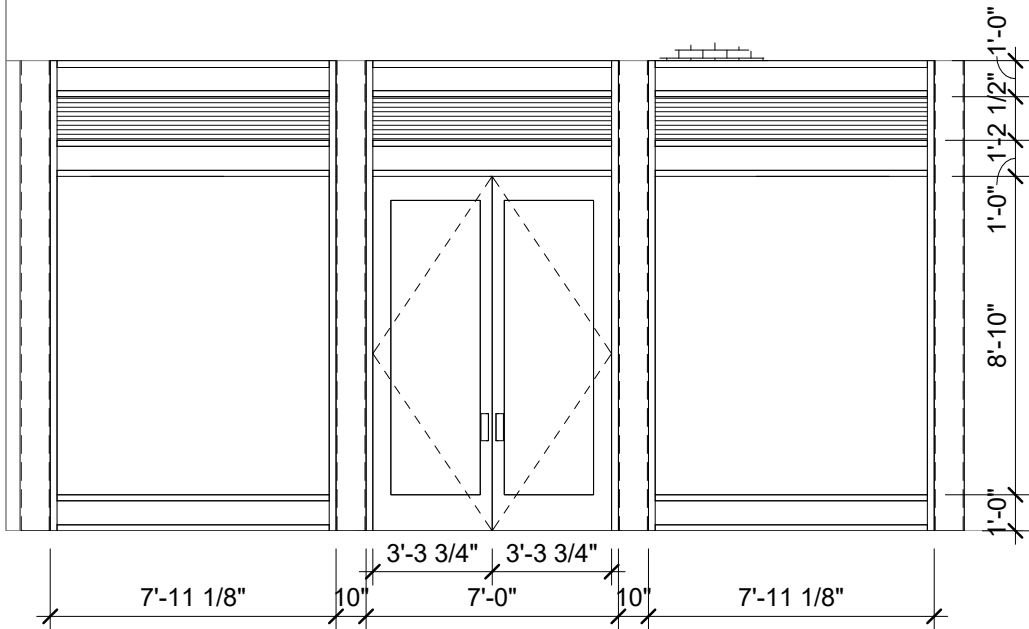
EXISTING MASONRY
AND OPENINGS TO
BE REMOVED



E4 - PROPOSED BUTTNICK MASONRY OPENING



ELEVATION



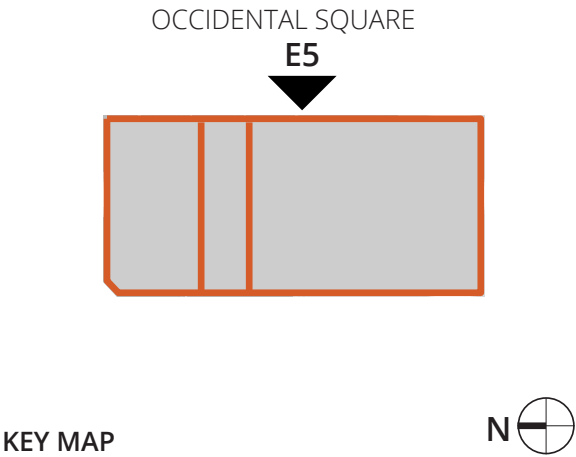
ENLARGED ELEVATION - TYPICAL TENANT STOREFRONT



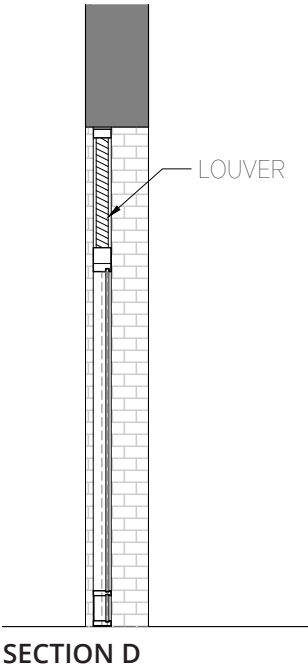
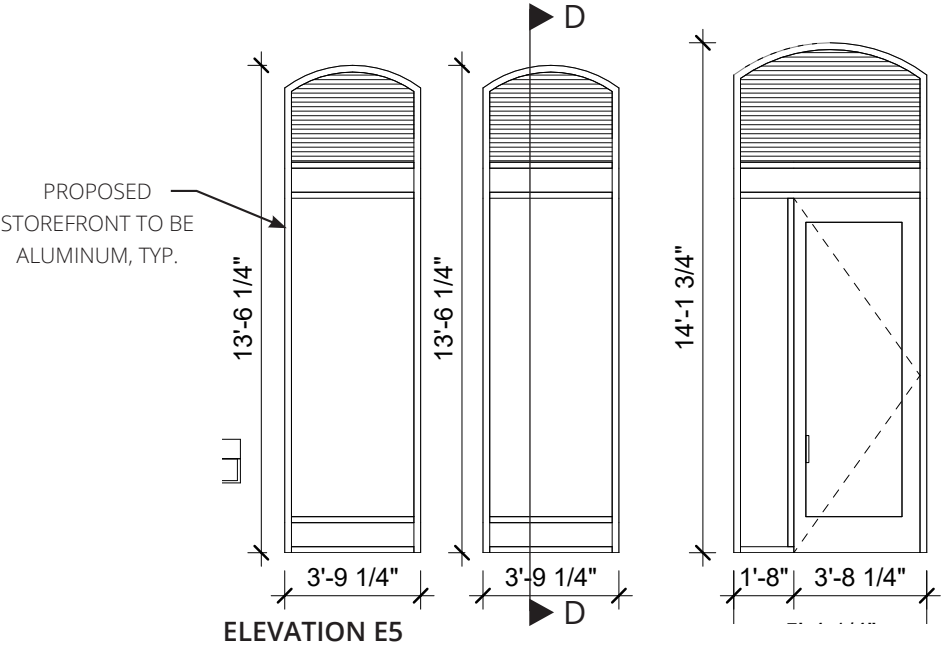
E5 - EXISTING TYPICAL TENANT STOREFRONT AT ALLEY



E5 - EXISTING TYPICAL TENANT STOREFRONT AT ALLEY



ELEVATION W2



FIRE ESCAPE

Request:

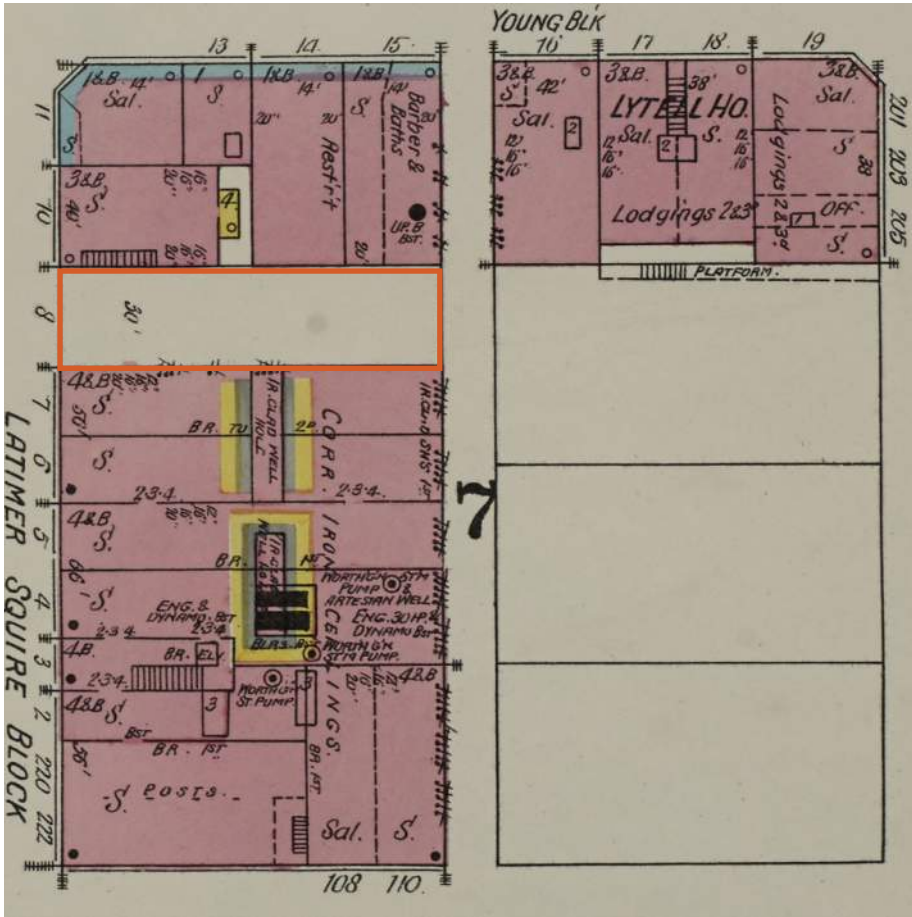
- The owner requests removal of the fire escape for safety.

Reasoning:

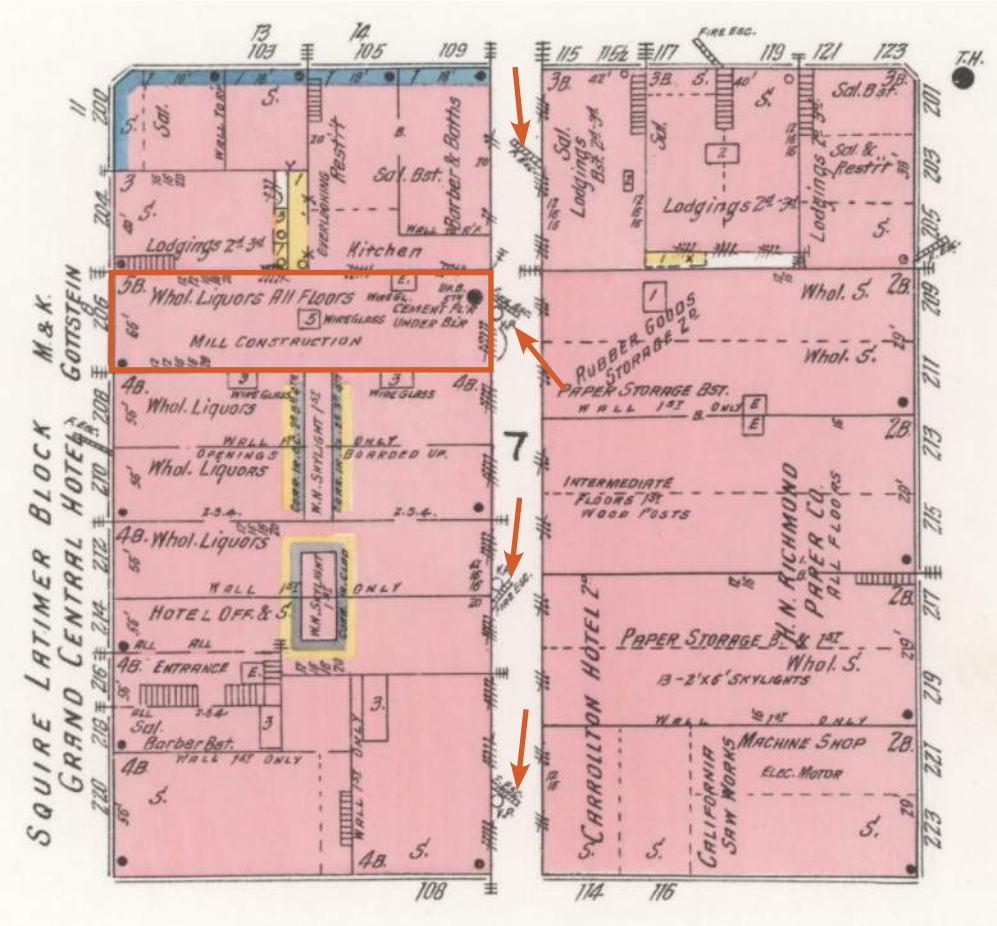
- The alley is now a more visible building facade.
- Decommissioned fire escapes are a safety hazard due to climbing.
- Decommissioned fire escapes are onerous to maintain.

History:

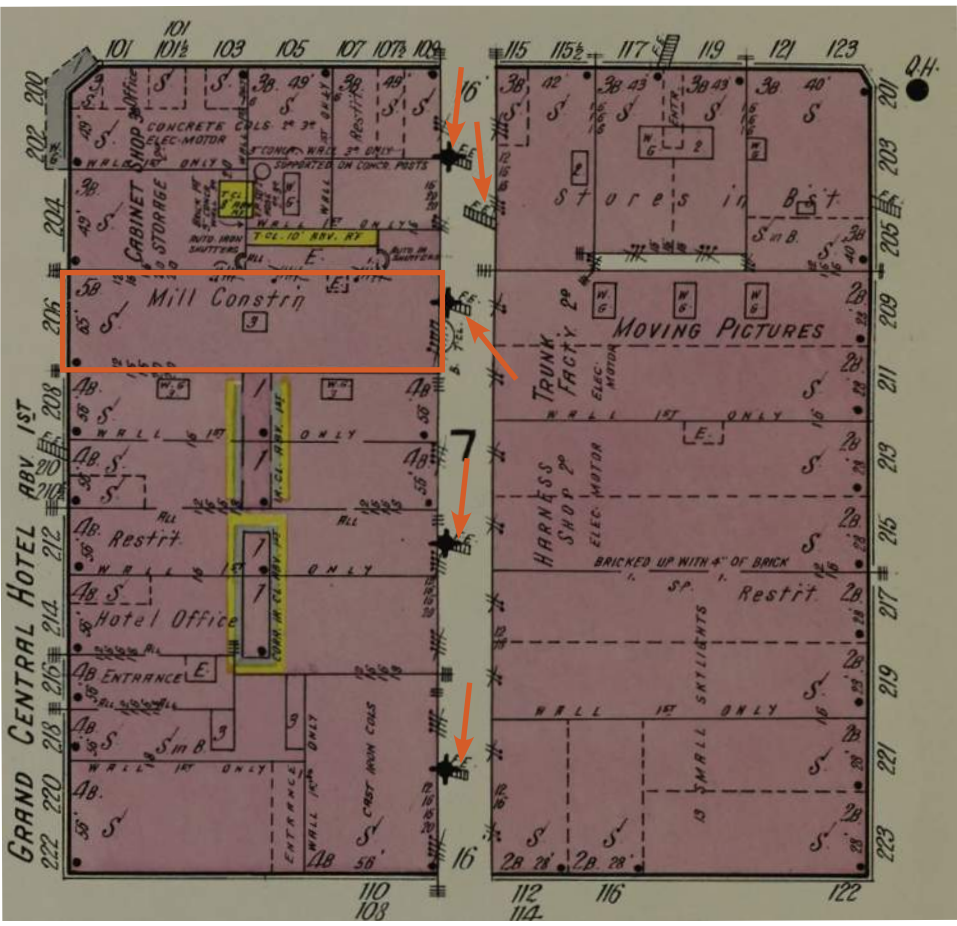
- 1893 - No escapes noted at alley.
- 1903 - City Loan constructed - no drawings from construction
- 1904 - First record of fire escape in this location.
- 1972 - Fire escapes removed from Grand Central as part of renovation. Becomes park facing facade.
- 1974 - Fire escape modified to accomodate greenhouse
- 2002 - Fire escape decommissioned as part of renovation project. Buttnick fire escape removed.



1893 SANBORN MAP - NO FIRE ESCAPES



1904 SANBORN MAP



1916 SANBORN MAP

EXISTING AND PROPOSED EXTERIOR ELEVATIONS

CLARK
BARNES



REMOVE EXISTING STOREFRONT PROTECT
EXISTING CAST IRON COLUMNS, TYP.

GRAND CENTRAL

SOUTH ELEVATION - EXTERIOR VIEW FROM SOUTH MAIN STREET



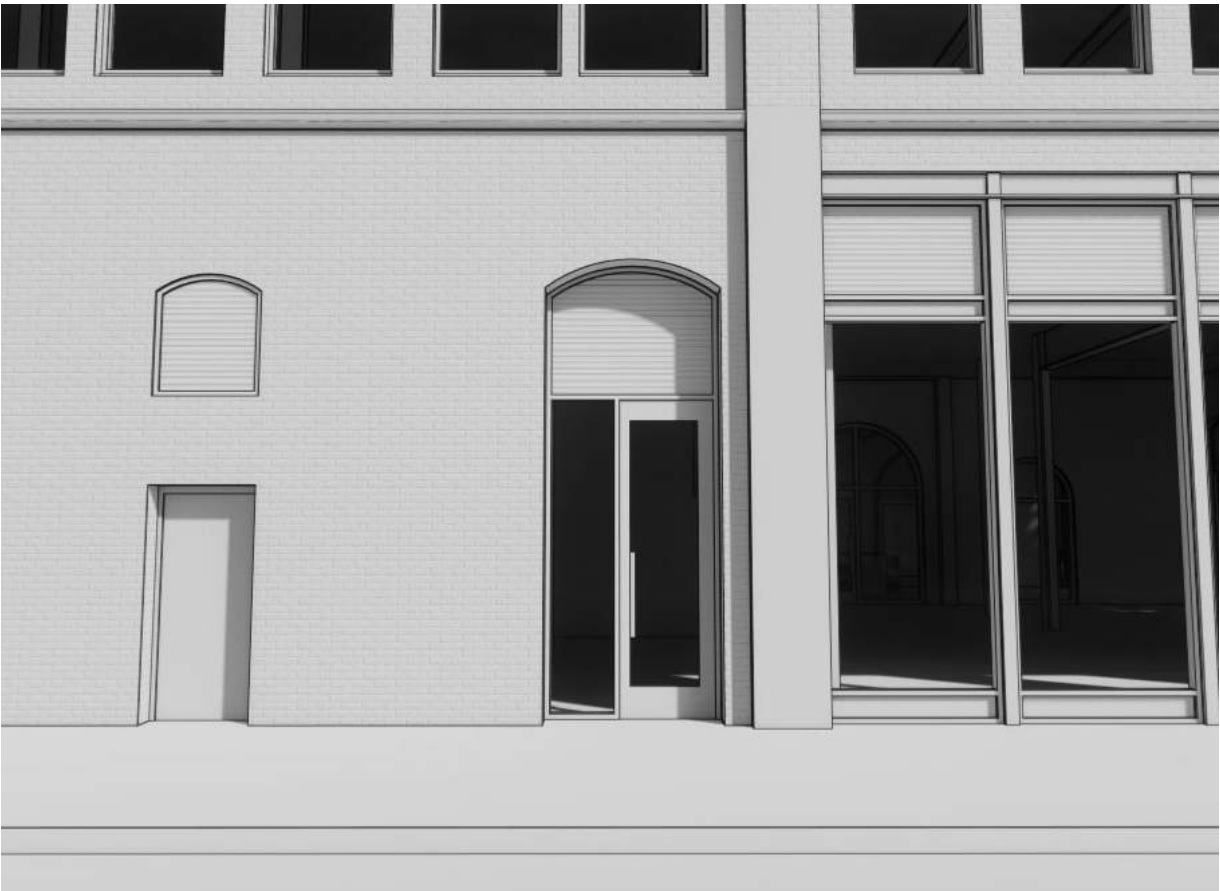
GRAND CENTRAL

SOUTH ELEVATION

ENLARGED ELEVATION - SOUTH HISTORIC ENTRY



S1 - EXISTING MASONRY INFILL



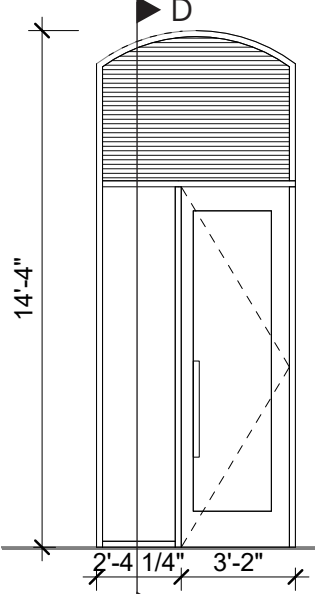
OCCIDENTAL SQUARE



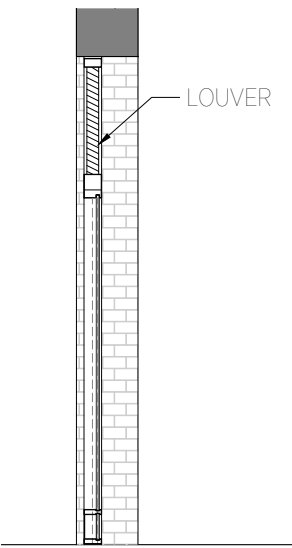
KEY MAP



S1 - DOOR AT REMOVED INFILL



S1 - ELEVATION



S1 - SECTION D

EXISTING AND PROPOSED EXTERIOR ELEVATIONS

CLARK
BARNES



PROTECT EXISTING
STOREFRONT TYP. AT BUTTNICK

BUTTNICK

NORTH ELEVATION - EXTERIOR VIEW FROM SOUTH WASHINGTON STREET



BUTTNICK

NORTH ELEVATION

EXEMPTION REQUEST

INTERIOR VESTIBULES

Request:

- The owner requests an exemption from the requirement to provide energy vestibules at primary entries to meet the 2015 Seattle Energy Code.

Reasoning:

- The primary entry at City Loan where the Gazebo is being removed is historically a large single volume and has never included a vestibule of any type. A new vestibule would detract from the public interpretation of the historic character of the building.

- The existing primary entries at Grand Central never included vestibules of any type, and providing new vestibules would detract from the public interpretation of the historic character. This is particularly important at the historic arched opening where a vestibule would cover important historic detailing.
- Per Seattle Energy Code (C503.1 EX 7), replacement of existing doors that separate conditioned space from the exterior shall not require the installation of a vestibule or revolving door.



GRAND CENTRAL ARCADE - 1974 RALPH ANDERSON DESIGN



GRAND CENTRAL - EXISTING HISTORIC STAIR ENTRY



GRAND CENTRAL - EXISTING ENTRY FROM ALLEY

EXEMPTION REQUEST

EXTERIOR EXPOSED MASONRY WALLS

Request:

- The owner requests an exemption from the requirement to provide insulation on the interior surface of the exterior URM walls to meet the 2015 Seattle Energy Code.

Reasoning:

- The historic URM construction is an important feature of the building.
- Exposed interior walls were a major design feature of the 1972 Ralph Anderson renovation of Grand Central.

- The City Loan Building is believed to have always had exposed masonry exterior walls. This is a key feature of its original industrial use.
- The thickness of the exterior wall is visible through the clear exterior glazing. The addition of 5" or more of insulation on the exterior walls would be detrimental to the historic character of the building and how it is interpreted both from within and from the exterior.
- The thermal performance of the building will be improved by the addition of roof insulation.



CITY LOAN - EXISTING PAINTED BRICK EXTERIOR WALLS



CITY LOAN - 1985 (NO FINISH AT EXTERIOR WALL)



GRAND CENTRAL - EXISTING WITH LINES INDICATE ADDED THICKNESS FOR INSULATION

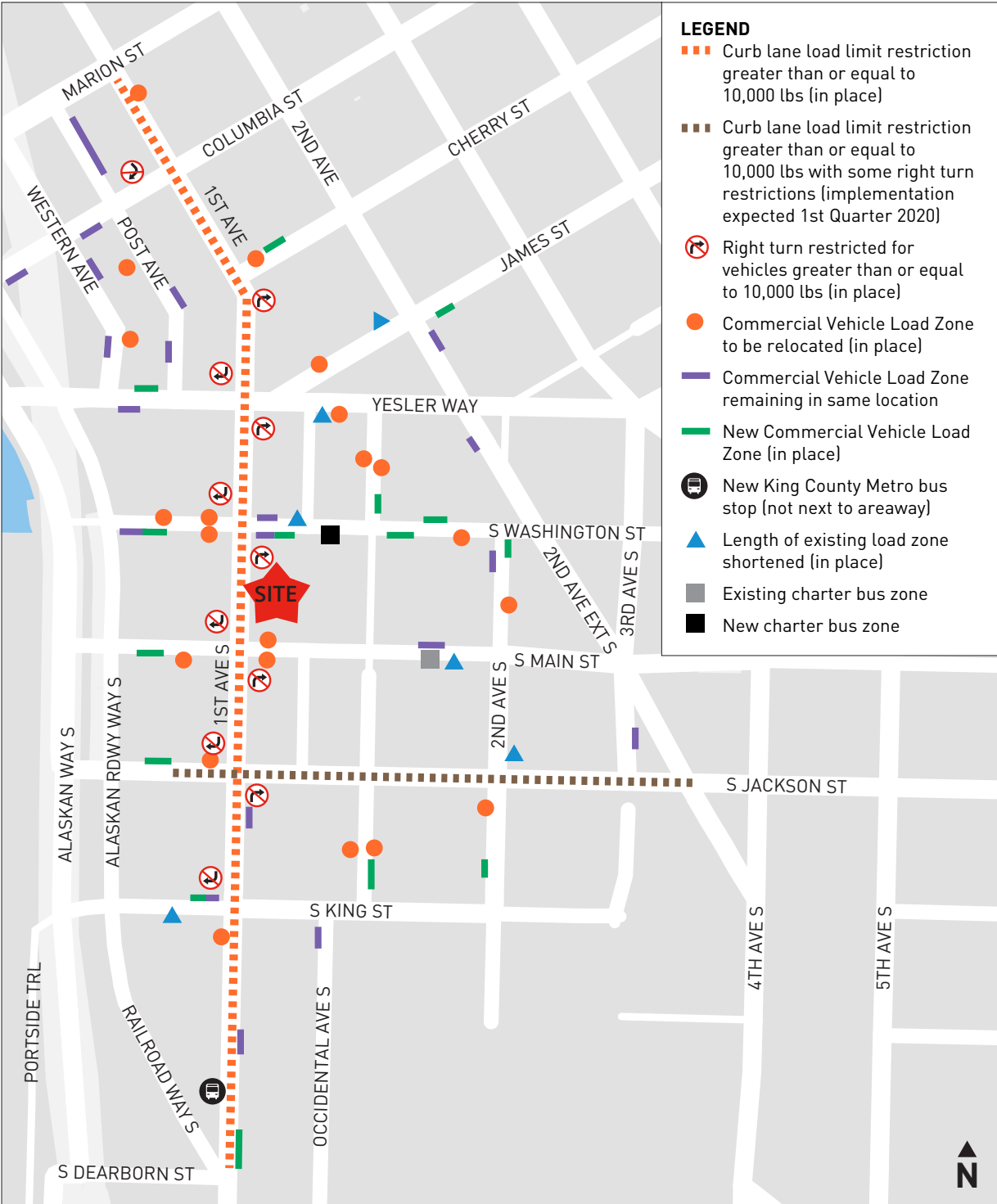
M+W
2

WASHINGTON AND MAIN: OPTION 2

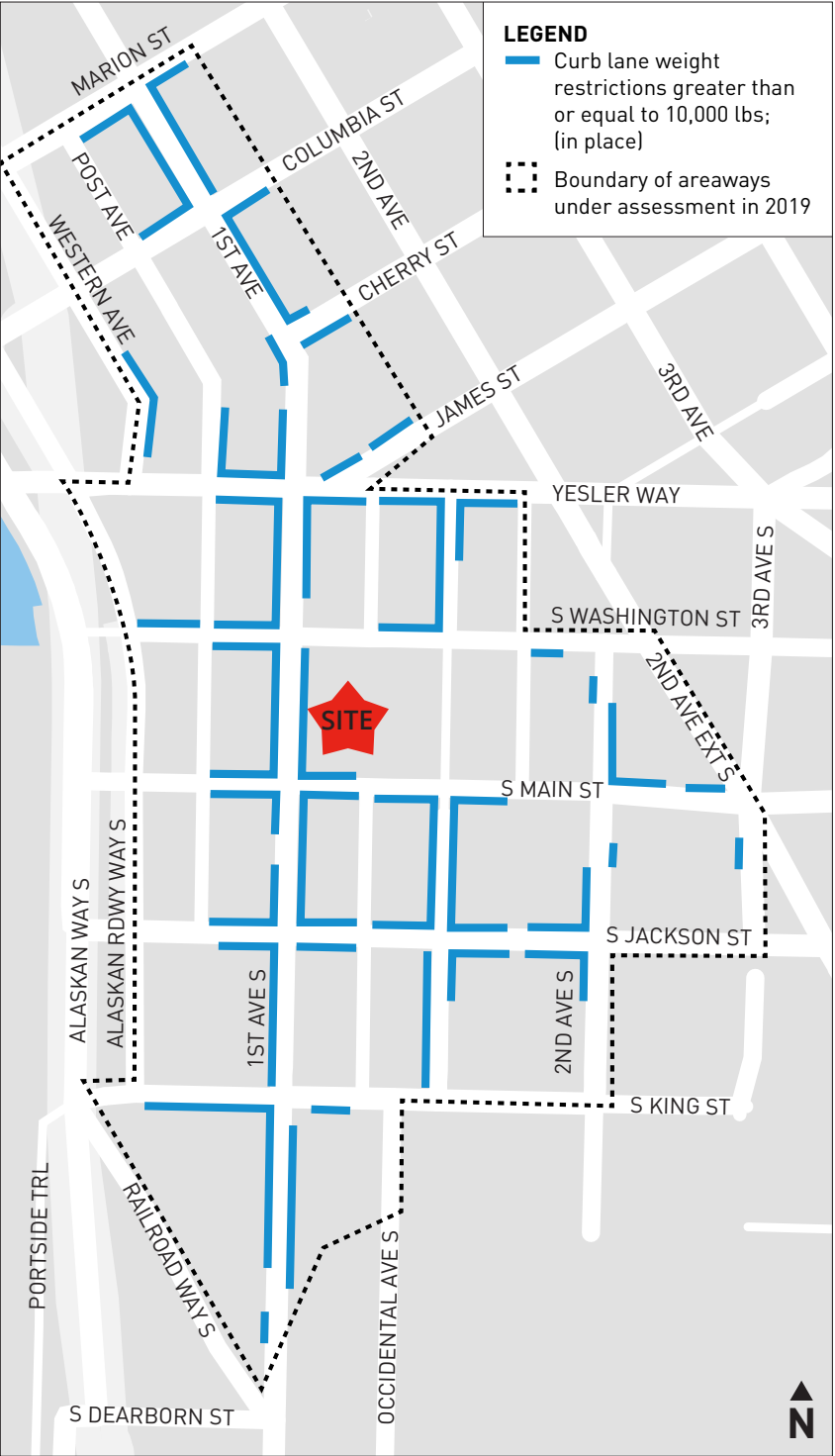
CURBLESS STREET WITH PRIORITIZED GREEN GATEWAY TO PIONEER SQUARE
(PARKING CLUSTERED NEAR 1ST AVE)



PIONEER SQUARE AREAWAY ASSESSMENT AND REPAIR; LOAD ZONE LOCATIONS



PIONEER SQUARE AREAWAY ASSESSMENT AND REPAIR; CURB LANE RESTRICTIONS



PIONEER SQUARE PRESERVATION DISTRICT GUIDELINES:

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

New construction must be visually compatible with the predominant architectural styles, building materials, and inherent historic character of the District.

B. Design.

The design of the one-story penthouses incorporates the horizontal divisions and wide piers to create repetitive window bays.

C. Building materials.

The materials of the proposed work to be determined.

D. Color.

The colors of the proposed work to be determined.

F. Additions.

The proposed one-story penthouses comply with the land use code and are designed to be compatible with the existing building and unobtrusive from street level.

VI. HEIGHT LIMITS

The proposed design and one story penthouse addition complies with the height limit of the PSM-100 zone.

VIII. MECHANICAL SYSTEMS

Mechanical systems will be located within the building to the greatest extent possible. Systems requiring installation on the roof will be set back, screened to minimize visual impact, and comply with district guidelines.

IX. SECURITY BARS AND GATES

Non-historic security bars and gates installed in previous renovations will be removed from the building.

X. FIRE ESCAPES

The fire escape will be addressed at a future ARC meeting.

XIII. SIDEWALK CAFES

Sidewalk cafes will not be enclosed.

XIV. STREET TREES AND VEGETATION

Existing street trees will be protected.

XIX. ALLEYS

The alley is adjacent and connected to Occidental Square. All work in this area will be coordinated with the existing park.

XX. RULES FOR TRANSPARENCY, SIGNS ,AWNINGS AND CANOPIES

A. Transparency Regulations.

New storefronts and restored existing storefronts will maximize visibility into retail and dining spaces. Additional glazing with maximum transparency is proposed at the alley. Upper floor windows will be clear glass.

B. General Signage Regulations.

Signage will be presented as a separate package.

C. Specific Signage Regulations.

Signage will be presented as a separate package.

E. Awnings and Canopies.

Awnings are not part of the core and shell application.

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The properties were historically retail at the ground floor with office and light manufacturing (Buttnick only) above. Grand Central was renovated into a hotel in c.1897 and back to office use in 1972. The office and ground floor retail is compatible.
2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The design retains character defining features including ground floor storefront, primary central stair and light wells in Grand Central, and the open floor plate in Buttnick.
3.

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Conjectural elements will not be added to the existing buildings. Where insufficient information exists for accurate replication of removed elements, they will not be replaced. New elements will be distinguishable as new.
4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The design embraces changes that have occurred over time and have obtained significance, include some 1950's changes to Buttnick after the explosion. The 1970's changes to Grand Central have not met the 50 year threshold, but select significant alterations will be retained to respect the importance and impact of the Ralph Anderson design in 1972 which responded to the new Occidental Square.
5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The design celebrates the historic craftsmanship of the building, including exposed URM walls, heavy timber structural framing, and cast iron columns.

6.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Where possible, the historic elements will be cleaned and restored. Where features are replaced, such as the windows, new features will match the existing profiles and operation to the greatest extent possible. A full survey documenting existing profiles will be performed.
7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Exterior cleaning will use gentle methods in accordance with best practice techniques.
8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Minimal disturbance of surrounding area is proposed.
9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and openings will be designed to limit the impact on historic character defining materials. Materials and proportions will be designed for compatibility with the existing buildings. Each building will be addressed differently to respect its own significance and character.
10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Reversibility will be a key factor in the design of new interventions within the building. The essential integrity of the property will be retained.